

ORDINANCE NO. 72-1995

**PALMYRA TOWNSHIP
PIKE COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING THE PALMYRA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1981, AS AMENDED, TO REVISE THE LOT WIDTH AND LOT DEPTH REQUIREMENTS.

Be It Ordained and Enacted by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania that the Palmyra Township Subdivision and Land Development Ordinance of 1981, as amended, is hereby amended as follows:

ITEM 1 - AMEND OR ADD THE FOLLOWING DEFINITIONS TO READ AS FOLLOWS:

Lot Depth: The average of the length of a lot at the two principal side lot lines.

Lot Width: If the side property lines are parallel, lot width shall be the distance between the side lines. If the side property lines are not parallel, lot width shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear property lines. However, in no case shall the street frontage of the lot be less than fifty (50) percent of the lot width as required by the Township Subdivision and Land Development Ordinance.

ITEM 2 - AMEND SECTION 3.302, LOTS, SUBSECTION "f", TO READ AS FOLLOWS:

f. Minimum lot sizes shall be as set forth in the Palmyra Township Zoning Ordinance, as amended. Minimum lot width and minimum lot depth shall be as follows:

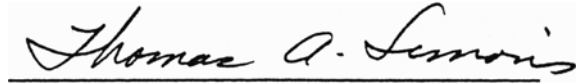
	Minimum Lot:	
	<u>Depth (ft)</u>	<u>Width (ft)</u>
a) Water supply and sewage disposal provided by individual on-lot facilities.	200	200
b) Water supply or sewage disposal provided by individual on-lot facilities.	150	150

c) Water supply and sewage disposal provided by off site facilities.

100

100

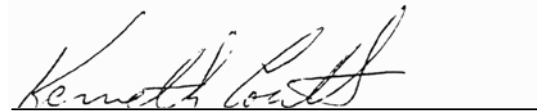
Ordained and Enacted by **the Bo of Supervisors of Palmyra Township, Pike County, Pennsylvania, on this 19 Day of September** , 1995 to become effective immediately.



Thomas A. Simonis




E. J. Eck

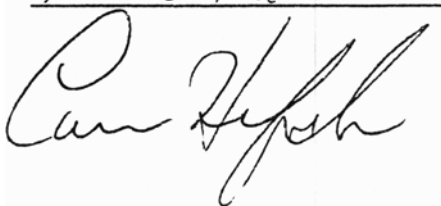


Kenneth Lott

ATTEST:



Kenneth Lott



Ann Hefsh

Ordinance # 48 - 1985

AMENDMENT - PALMYRA TOWNSHIP SUBDIVISION REGULATIONS

Be It Enacted and Ordained this 16th day of July 1985 that the Palmyra Township Subdivision Regulations of 1981, adopted February 17, 1981 be amended as follows:

1 - Amend Section 2.200-b to read as follows:

b. Nine copies of an application and Preliminary Plan shall be required of all proposed major subdivisions and land developments. The Preliminary Plan shall include all the items identified in Section 2.400 below and shall be submitted to the Planning Commission Secretary at least 10 days prior to the next Planning Commission meeting at which the applicant intends to make presentation and the Secretary shall note the date of its receipt. Copies shall be distributed in the same manner as that specified for minor subdivisions (Section 2.100). The Planning Commission shall review the Preliminary Plan to ascertain whether it complies with the requirements of this Ordinance and may ask the subdivider to submit additional information or to make certain corrections or changes.

2 - Delete existing Section 3.1100 "Multi-family Residential Subdivisions" and substitute the following:

3.1100 MULTI-FAMILY SUBDIVISIONS AND LAND DEVELOPMENTS

3.1101 PROCEDURE

Multi-family dwelling projects shall be conditional uses subject to the provisions of the Palmyra Township Zoning Ordinance and shall also be considered major subdivision and land developments subject to the jurisdiction of these Regulations. This "major subdivision" classification shall apply to all subdivisions of property in connection with the development, regardless of whether or not the same are connected with building development, and the approvals required shall be requested and acted upon concurrently as one subdivision. Application for preliminary approval of multi-family dwelling projects, accordingly, will be made to the Palmyra Township Planning Commission in the manner provided under Section 2.200 of these Regulations. The subdivider shall also submit all information required by Section 2.400 of these Regulations plus the following additional information;

a) An application for multi-family dwelling conditional use approval on a form to be supplied by the Township or, in the absence of such form, by a letter or brief from the developer or his or her representative indicating how the development will specifically comply with or meet the conditional use criteria contained in Section 5.901 of the Zoning Ordinance.

b) A proposed plot plan showing the approximate (generally within five feet) locations of all buildings and improvements including parking areas, planting strips (if any), signs, storm drainage facilities, water supply, sewage treatment and collection systems and the specific areas provided as open space in connection with the requirements of this Ordinance. Building layouts, floor plans and profiles shall also be provided indicating building dimensions, numbers, and sizes of units, common ownership or use areas (apart from the open space referenced below), lighting and such other

information as shall be required to determine compliance with the design standards contained herein and any other building standards which may be applicable in Palmyra Township. Setbacks from property lines, improvements and other buildings shall also be indicated.

c) A schedule or plan and proposed agreement(s) either with the Township or a property owners' association for the purpose of dedicating, in perpetuity, the exclusive use and/or ownership of the recreation area and open space required by this Ordinance to the prospective dwelling owners or occupants. Such agreement may be incorporated in the applicant's proposed covenants and restrictions, but shall in any event, provide to the satisfaction of the Township that maintenance and use of the property, regardless of ownership, be restricted to either (1) activities intended for the sole benefit of the occupants of the particular project proposed or, (2) permanent open space as hereinafter provided.

The Township Planning Commission, before recommending action to the Board of Supervisors, shall also hold a public hearing pursuant to the notice requirements of the Pennsylvania Municipalities Planning Code. The Board of Supervisors shall act on the Preliminary Plan, conditional use building permit application and "Planning Module for Land Development" concurrently, making the Preliminary Plan approval, if one shall be given, subject to approval by the Pennsylvania Department of Environmental Resources (DER).

Following Preliminary Plan approval, the developer shall provide for the installation of required or proposed improvements including but not limited to streets, parking areas, storm drainage facilities, recreational facilities and lighting. Building improvements shall similarly be completed or guaranteed prior to the applicant's request for Final Approval. No Certificate of Use shall, however, be issued until such time as; (1) Final Plan approval shall have been granted in accordance with the procedures and informational requirements of Sections 2.200 and 2.600 of these Regulations, and (2) buildings have been completed and inspected by the Zoning Officer.

Complete final building plans shall also be submitted as part of the Final Plan Application.

No person shall sell, transfer, lease or agree or enter into an agreement to sell or lease any land and/or buildings or interests in the individual dwelling units to be created, or erect any building thereon except in accord with the provisions of this Section, unless and until Final Plan approval and a Certificate of Use shall have been granted (unless the improvements shall have been guaranteed), and the Plan has been recorded in the Office of the Pike County Recorder of Deeds provided. Provided, however, that Final Plan approval may be granted if a guarantee for improvements is provided to the satisfaction of the Township pursuant to the applicable provisions of these regulations.

3.1102 OPEN SPACE

All areas of a multi-family development not occupied by buildings and required or proposed improvements shall remain as permanent open space or be dedicated to recreation area to be used for the sole benefit and enjoyment of the residents of the particular units being proposed. Such open space shall be subject to the following regulations:

a) Recreation areas shall be immediately adjacent (part of the same parcel and contiguous) to the proposed units and freely and safely accessible to all residents of the development and shall not be used to fulfill open space requirements or provide recreational areas for residents of other units, excepting those provided for in sub-section (b) below. No less than 50% of the open space to be provided shall be dedicated to recreational area for the sole benefit and enjoyment of the residents of the particular units proposed.

b) Land designated as open space shall be maintained as open space and may not be separately sold, used to meet open space or recreation area requirements for other developments, subdivided or developed; it being understood that no previously platted lots in any development shall be included as open space; excepting that -a holding zone may be reserved for future development pursuant to density and other zoning requirements as they presently exist, provided such lands are specifically defined and indicated as "reserved for future development" on all plats. Such lands shall not be included in calculating permitted density for the proposed development. These provisions, however shall not be construed as granting or reserving to the developer any rights or privileges to develop on the basis of a "pre-approved plan" if density or other zoning requirements shall have been modified to preclude such development.

c) Open space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Such areas may be owned, preserved and maintained by either one or both of the following mechanisms:

1) Dedication to a property owners association which assumes full responsibility for maintenance of the open space.

2) Deed-restricted private ownership which shall prevent development of the open space, provide for its maintenance and protect the rights of owners or occupants of dwelling units to use and enjoy, in perpetuity, such portion of the open space as shall have been dedicated to recreation area for the project. This is intended to allow the owner/developer to retain ownership and use of a portion of the property (for hunting, fishing, etc.) provided the permanence of the open space is guaranteed.

Whichever mechanism(s) may be used, the developer shall provide, to the satisfaction of the Township and prior to the granting of any Final Plan approval, for the perpetual maintenance of the open space and also the use and enjoyment of the recreation area by residents of the units being approved. No lots shall be sold nor shall any building be occupied until and unless such arrangements or agreements have been finalized and recorded.

d) At least fifty (50) percent of the designated recreation area shall be usable for active recreational activities and shall not include swamps, quarries, slopes over 24% in grade, or acreage used for improvements. Storm drainage facilities are considered improvements and sewage effluent disposal areas shall also be excluded.

3.1103 WATER and SEWAGE

All multi-family developments shall be served with off-site sewage facilities and water supplies. Developers proposing the use of either community sub-surface sewage disposal or treatment involving a stream discharge shall have first investigated and determined that land application of effluent is not feasible. Effluent disposal areas shall be subject to the setback requirements applicable to other multi-family buildings and structures.

3.1104 DESIGN CRITERIA

The following design criteria shall apply to multi-family developments;

- a) There shall be no more than ten (10) dwellings in each multi-family building.
- b) No structure shall be constructed within fifty (50) feet of the edge of any access road to or through the development or within ten (10) feet of the edge of any parking area.
- c) Access roads through the development shall comply with minor street requirements as specified in these Regulations and no parking space shall be designed such that a vehicle would be backing or driving out onto a through road. Instead, there shall be a defined entrance and exit to and from each parking area.
- d) No multi-family development shall be served by more than one entrance and one exit from any public highway, unless topography or other physical circumstances would preclude the use of a single entrance in a safe manner.
- e) Parking shall comply with Section 5.500 of the Palmyra Township Zoning Ordinance excepting that, in addition to the 2.0 spaces per unit there shall be specifically provided, for every two (2) units intended for rental or other transient occupancy, one additional space to accommodate parking needs during sales and other peak visitation periods.
- f) No more than sixty (60) parking spaces shall be provided in one lot, nor more than fifteen (15) in a continuous row without being interrupted by landscaping. All off-street parking shall be adequately lighted and so arranged as to direct light away from residences.
- g) No structure shall be erected within a distance equal to its own height of any other structure.
- h) All multi-family structures shall be a minimum of 100 feet from any of the exterior property or boundary lines of the particular project involved (the PP&L "Project Line" for Lake Wallenpaupack shall not be considered a property line for this purpose, but Section 4.403 of the Zoning Ordinance shall apply) and 75 feet from any public right-of-way.
- i) Where a property line is not wooded, a planting strip of fifty (50) feet in width shall be required to buffer adjoining property owners and ensure privacy. A landscaping plan shall be prepared and approved by the Township.
- j) Multi-family developments shall be subject to the stormwater management requirements of these Regulations and facilities shall be designed to

accommodate storms of a 10 year frequency unless a more stringent standard shall be required by the Township. The general performance standard shall be that the amount of uncontrolled stormwater leaving the site along any property line after development shall not exceed that estimated for the site prior to development. In instances where stormwater facilities are impractical for engineering reasons the Township may modify this standard as it applies to a particular project but shall provide for the maximum practical reduction in flow which can be achieved under the circumstances. The developer shall provide full information, prepared by a Professional Engineer, regarding the pre-development stormwater flow estimates at the time of application.

3 - Amend or add certain Article V definitions-to read as follows:

Dwelling: A structure or portion thereof which is used exclusively for human habitation.

Dwelling Unit: One (1) or more rooms in a dwelling structure, including a kitchen, sleeping facilities, bath and toilet, designed as a household unit for extended periods of occupancy for living and sleeping purpose by not more than one (1) family at a time.

Dwelling, Multi-family: A building or buildings designed for occupancy by three (3) or more families (including two or more two-family dwellings) living independently of each other in separate dwelling units. The term "multi-family dwelling shall include condominium as well as non-condominium housing units including the following specific types of construction;

1. Residential Conversion to Apartments - Conversion of an existing single-family detached dwelling having been used as such for ten (10) or more years into three (3) to five (5) dwelling units and not exceeding two and one-half (2.5) stories in height.
2. Garden Apartments - Multi-family dwellings designed as such; containing three or more dwelling units and not exceeding two and one-half (2.5) stories in height, not including townhouses.
3. Townhouse - Multi-family dwellings of three (3) or more dwelling units of no more than two and one-half (2.5) stories in height in which each unit has its own front and rear accesses to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more common fire resistant walls.
4. Medium High-rise Apartments - Multi-family dwellings of more than two and one-half (2.5) stories but not exceeding the height limitations (in feet) of this Ordinance.

Trip Ends - The total of trips entering and leaving a specific land use or site over a designated period of time,

4 - Add the following Section 3.1200

3. 1200 MAJOR IMPACT DEVELOPMENTS

Certain development proposals are hereby classified as having major impacts on the health, safety and welfare of Palmyra Township, which proposals shall be subject to additional review criteria and development standards in order that such concerns may be adequately addressed. Major impact developments shall be determined from their estimated trip generation rates and are hereby defined to include any use or any addition to a use established after November 25, 1984 (excluding smaller additions to pre-existing uses) which will generate more than 250 trip ends per day (equivalent to average daily traffic or "ADT"). ADT shall be estimated by applying the following trip generation rates (Adapted from "Trip Generation Institute of Transportation Engineers, 1976") to the proposed use:

Use	Trip Ends Per Day
Resort/recreation housing with transient occupancy including seasonal cottages	11.8 per dwelling unit
Single-family residential units, or subdivisions	9.2 per dwelling unit
Multi-family residential units	(See Section 5.1302 (b) of Zoning Ordinance)
Mobile home parks and other residential uses	7.6 per dwelling unit
RV parks and	
Hotel, motel, or other lodging houses	13.4 per sleeping unit
Commercial recreation	5.4 per vehicle parking space

Where doubt exists as to the applicable standard, the aforementioned "Institute" publications shall be consulted and final determination made by the Board of Supervisors. Development proposals involving more than one of the above uses shall be evaluated *by* summing the rates and calculations for each individual use.

Any major impact development shall be considered a conditional use, regardless of the classification in Section 4.200 of the Palmyra Township Zoning Ordinance, but shall be permitted only in those Districts where some provision is made for the use. A major impact development shall meet all other Supplementary regulations applicable to the use and be processed like any other conditional use except that a public hearing shall be mandatory rather than optional and the following additional standards (superseding, to the extent they are more strict, any others contained within this or other Township Ordinances with which they may be in conflict) shall apply:

3.1201 LOCATION

Major impact developments are restricted to locations with direct access to existing or proposed major highway or collector highways as defined and depicted in the Palmyra Township Comprehensive Plan; and accesses to the same shall be located so as to have not less than the clear sight distances in both directions from the intersection with the public highway as are required for major subdivisions in Section 3.913 of these Regulations; unless a higher standard shall be required *by* the Township or required by other Ordinance provisions. These requirements notwithstanding, nothing herein shall prevent the approval of a major impact development on a non-collector street not otherwise limited to certain locations by separate provisions of the Palmyra Township Zoning Ordinance if the developer shall agree to improve or finance the improvement of such street to collector standards (excepting these pertaining to width of rights-of-way) as defined in these Subdivision regulations and modified by the

Township where appropriate.

3. 1202 TRANSPORTATION STUDY REQUIREMENTS FOR CERTAIN MAJOR IMPACT DEVELOPMENTS

Prior to the issuance of a conditional use permit and/or the granting of preliminary subdivision approval for any major impact development involving an ADT of 750 vehicles per day the applicant shall prepare a transportation impact report which shall be reviewed by the Township Engineer and approved by the Board of Supervisors. The transportation impact report is designed to identify the transportation (traffic) impacts and problems which are likely to be generated by the proposed use as well as improvements required to ensure safe ingress to and egress from the development, maintenance of adequate street capacity and elimination of hazardous conditions.

The transportation impact report shall include the following;

1. A detailed description of the highway network within one (1) mile of the site including all intersections, and railroad grade crossings, proposed ingress and egress locations, existing roadway widths and right-of-ways and existing traffic control devices.
2. A detailed description of existing traffic conditions for all roads which have direct access to the proposed development site, including assembly of average daily traffic data accumulated by the Pennsylvania Department of Transportation since 1970 and a map plotting of all highway accidents of which the Department has record as well as an analysis of the causes of such accidents. A 24 hour traffic count shall also be conducted for a period of 7 consecutive days on each road with direct access. The existing average daily traffic volume and the highest average peak hour volume for any weekday hour between 3 PM and 6 PM or any weekend hour between 10 AM and 10 PM shall be recorded. Seasonally adjusted figures based on patterns observed by the Department shall also be prepared.
3. A calculation of estimated ADT after development based on the trip generation rates contained in the above table. Estimates shall also be made of the peak hourly traffic volumes for 3 PM to 6 PM on weekdays and 10 AM to 10 PM on weekends.
4. Highway and intersection capacities (maximum safe traffic volumes) shall be determined for each of the roads with direct access to the proposed development. This portion of the report shall be prepared in consultation with the Township Engineer, who shall, in turn, consult with the Pennsylvania Department of Transportation regarding roads under Commonwealth jurisdiction. Critical elements to be considered in these calculations are: lane widths, restricted clearances, passing distances, percentages of trucks or buses, grades, average speeds and restrictions, numbers and characters of driveways and private accesses, percentages of right-hand and left-hand turns, alignment, roadway surfacing and the general condition of the highway.
5. Projected total future traffic demands (during peak periods and on an average basis) shall be calculated for all roads with direct access to the proposed development. This demand shall consist of existing traffic volume plus an assumed normal increase of traffic volume of one percent per year

and the anticipated traffic for the proposed development (from # 3 above). Peak traffic demands for each road and each intersection shall be compared with capacity figures from # 4 above. Should peak traffic demand following completion of the development or five years from the date of application (whichever would occur later) be projected to exceed capacity, the roadway or intersection shall be considered deficient and the development shall not be permitted unless the applicant/developer agrees to make the road improvements necessary to increase the capacity sufficiently to accommodate the traffic from the proposed development.

3.1203 OTHER IMPACTS

The applicant shall, prior to approval, also prepare and submit a report assessing the impact of the development insofar as noise, glare, and other impacts as well as security are concerned. The report shall detail the impacts of any proposed activities which will generate significant noise or glare, including public address systems, and entranceway or other lighting systems, and indicate the measures which will be taken to ensure compliance with each of the various performance standards in Section 5.704 of the Palmyra Township Zoning Ordinance. These shall be applicable to all non-residential and mixed use major impact developments. The report shall also assess security needs of the proposed development, analyze impacts on local and State law enforcement programs and propose measures to alleviate unnecessary burdens on those programs.

3.1204 ROAD STANDARDS

The following special road standards (in addition to those normally applicable requirements) shall apply to all non-residential major impact developments:

1. No access to a major impact development shall be located within 300 feet of any similar access to the public highway.
2. A 75 foot clear sight triangle shall be provided at the intersection of any access with the public right-of-way.
3. The access may be lighted or the Township may require lighting but no lighting shall be permitted, within view of a public highway, which does not use elements such as shields, reflectors, or refractor panels to direct and cut off the light at a cut off angle that is less than 90 degrees. Lights shall be located not closer to the edge of the highway right-of-way than twice the height of the light pole or 50 feet, whichever is greater. No light pole in excess of 30 feet in height shall be permitted.
4. All roads driveways and parking areas shall, unless the Township requires a different standard for purposes of controlling stormwater runoff, be constructed in accord with the following standards:
 - (a) After the sub-grade has been prepared to the satisfaction of the Township a base course shall be applied (to a width of 26 feet for driveways) consisting of graded crushed stone or shale to be compacted to a minimum thickness of 6 inches by an approved three wheel roller weighing not less than ten tons. The above standards shall apply unless special conditions in the opinion of the Township, require a base course thicker than six inches compacted.

<b) A course of bituminous material shall then be applied to the base course when completed (for the full base course width of 26 feet) said course to meet the requirements of the Pennsylvania Transportation Form 408 Specifications to a compacted depth of one and one half inches. A final wearcourse of a depth of one inch of ID2 shall then be applied for a cartway width of 18 feet. Shoulders shall be Type Seven as set forth in Form 408.

5 - Amend Section 3.503-1 to read as follows:

3.503 WATER DISTRIBUTION SYSTEM REQUIREMENTS

1. The system design shall follow good engineering practice and the guidelines of DER and PUC. The size and type of distribution system shall be reviewed by the Township Engineer as to the adequacy thereof.

DULY ORDAINED AND ENACTED this ^{1st} day of July, 1985, by the Board of Supervisors of the Township of Palmyra, Pike County, Pennsylvania. These amendments shall become effective five (5) days after its adoption.

Attest:

Paul Buehler
Secretary

Thomas Simons
Thomas Simons
Richard Hunter
J. F. Buehler
Paul Buehler

PALMYRA TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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Article I. General Provisions

1.100 Title and Short Title

This is an ordinance providing for the regulation of subdivisions and land developments within the Township of Palmyra, Pike County, Pennsylvania. It may be cited as the "Palmyra Township Subdivision Regulations of 1981."

1.200 Authority

This ordinance is adopted under the authority provided Palmyra Township by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

1.300 Purposes

This ordinance is adopted for the following purposes:,

- a. To promote the orderly growth and development of the Township.
- b. To promote safety, health, welfare, convenience, economy and preservation of the environment.
- c. To prevent foreseeable maintenance and improvement problems as well as economic burdens associated with development of land.

1.400 Jurisdiction

On or after the effective date of this ordinance, no lot in any subdivision may be sold, no camp site may be rented, no mobile home park may be opened, no mobile home may be brought into any mobile home park, no permit to build on any land in a subdivision may be issued and no improvements within any subdivision or land development may be installed except in accordance with the provisions of this ordinance. All subdivisions and land developments as well as re-subdivisions hereafter created shall fully comply with this ordinance. This ordinance shall also apply to previously approved subdivisions where preliminary approval has expired or final plans were not recorded within the specified time period.

1.500 Interpretation, Conflict and Separability

1.501 Interpretation

In their interpretation and application the provisions of these regulations shall be the minimum requirements for the promotion of the public health, safety and general welfare.

1.502 Conflict

a. These Regulations are not intended to abrogate or annul any other ordinance rule or regulation, statute or provision of law. Where any provision of these Regulations imposes restrictions different from those imposed by any other provision of these Regulations or any other rule or regulation or provision of law, the provision which is more restrictive or imposes higher standards shall control.

b. These Regulations are not intended to abrogate any easement, covenant or other private agreement or restriction provided that where the provisions of these Regulations are more restrictive, or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of these Regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations more restrictive or higher standards than the requirements of these Regulations or the determinations of the municipality in approving a subdivision or enforcing these Regulations, and such private provisions are not inconsistent with these Regulations or determinations thereunder, then such private provisions shall be operative and supplemental to these Regulations and determinations made thereunder.

1.503 Separability

If any part of provision of these Regulations or application thereof to any person, firm or corporation or circumstances is judged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved and shall not affect or impair the validity of the remainder of these Regulations or the application thereof to other persons or circumstances. The Township hereby declares that it would have enacted the remainder of these Regulations even without such part, provision or application.

1.600 Variations

a. The Board shall have the power to authorize such variations from the provisions or requirements of these Regulations as will not be contrary to the public interest.

b. Application for such a variation shall be submitted in writing by the subdivider at the time the preliminary plan is filed for the consideration of the Commission. The application shall state fully the grounds for the variation and all the facts relied upon by the subdivider.

c. Authorization Procedure: The Board may, at any regular, meeting, authorize a variation from these Regulations when, in its opinion, unreasonable hardship will result from strict compliance therewith. Authorization, however, is subject to the following provisions:

1. Before granting a variation; the Board may hold a public meeting, at its discretion. This public meeting may be called by the Secretary upon the Board's receiving application for a variation. The subdivider shall pay to the Secretary, in advance, such sum as the Secretary estimates to be the cost of advertising and holding the meeting.

2. Any resolution of the Board authorizing a variation from these Regulations shall state in it the reasons on which the Board bases its finding that unreasonable hardship will result from strict compliance with these Regulations.

d. In authorizing a variation, the Board may attach conditions and require such guarantee or surety bond as it may deem necessary to assure compliance with the objectives of these Regulations. Variations may be granted only where the following conditions occur:

1. Strict application of these Regulations would produce an undue hardship, other than financial.

2. The above hardship would be unique and not shared by other properties in the immediate vicinity.

3. The variation would not change the character of the area and would follow the purpose and intent of these Regulations.

1.700 Appeals

In any case where the Board of Supervisors disapproves a subdivision plan, any person aggrieved thereby may, within thirty days, appeal by petition to the Court of Common Pleas, of Pike County, which court shall hear the matter "de novo" and, after hearing, enter a decree affirming, reversing, or modifying the action of the Board as may appear just in the premises. The court shall designate the manner in which notices of the hearing of any such appeal shall be given to all parties interested. The decision of the court shall be final.

1.800 Violations and Penalties

Any person, partnership or corporation who or which being the owner or agent of any lot, tract, or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvement for public use, travel, other purpose or for the common use of occupants of buildings abutting thereon; or who sells, transfers, rents, leases, conveys by other means, or agrees or enters into an agreement to do the same with any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or erect any building thereon, unless and until a final

plat has been prepared in full compliance with the provisions of this act and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, of the members of such partnership, or the officers of such corporation, or the agent of any of them responsible for such violation, pay a fine not exceeding One Thousand Dollars (\$1, 000) per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the Palmyra Township Board of Supervisors. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

1.900 Amendments

The Board may, after public hearing, amend, supplement or change the provisions of these Regulations. Unless otherwise required, notice shall be given of the time and place of such public hearing by publication once a week for two successive weeks prior to the holding of said hearing, in one (1) newspaper of general circulation published in the County. The amendment or amendments shall be on file in the office of the Board for public examination prior to the said public hearing.

1.1000 Enactment and Effective Date

Be it enacted into law this 17th day of February, 1981, to be effective five days following.

PAUL BUEHLER

J. RICHARD HUNTER

THOMAS SIMONS

Supervisors of Palmyra Township
Pike County, Pennsylvania

PAUL BUEHLER
Secretary

Article II. Plan Submission and Review Requirements

2.100 Procedures and Requirements for Minor Subdivisions

The following procedures and requirements shall apply to minor subdivisions only. All other subdivisions and re-subdivisions regardless of the total number of lots involved shall be processed as major subdivisions according to the procedures and requirements specified in Sections 2.200 - 2.700 following. Minor subdivisions shall not be subject to these requirements, but shall comply with this Section and Section 2.800 regarding fees as well as the remainder of this Ordinance.

2.101 Application Requirements

Any person proposing to create a minor subdivision shall submit, with plans required in 2.102 below, seven copies of an application for minor subdivision approval. This application may be in letter form and shall specify:

1. The name, address and telephone number of the property owner of record and those of the subdivider, if different.
2. The location and name of the road and municipality where the proposed subdivision is to be located.
3. The name, address and telephone number of the surveyor, engineer or planner who is proposing the subdivision plans.
4. The type and number of structures proposed for the subdivision.
5. The proposed type of water supply.
6. The proposed type of sewer system.

2.102 Plan Requirements

The subdivider shall submit seven (7) copies of a final plan and required supplementary data on the proposed subdivision. This plan shall be prepared by an engineer, surveyor or professional planner and shall show all the lots proposed to be created. The final plan shall meet the following requirements:

1. The map shall be drawn on a scale of not more than 100 feet per inch and be not less than 8 1/2" x 11" nor more than 24" x 48".

2. The names of all abutting property owners and the size of any remaining acreages in the tract from which lots are being taken shall be shown.

3. The map shall show the name of the municipality, names of the owner of record and subdivider, North Point, scale, legend and date.

4. Significant topographical and physical features, as well as soil types found on the site, shall be shown. Soil Conservation Service classifications shall be used.

5. Existing public roads shall be identified by traffic or legislative route number and private roads by posted names.

6. Proposed lot or parcel lines shall be drawn to scale and dimensions given in feet and hundredths of a foot. Lot areas shall be shown in square feet. The map shall depict the proposed subdivision as a part of the contiguous holdings of the subdivider, and adjacent parcels already taken from the parcel.

7. A Planning Module for Land Development (Component One), together with a soil evaluation by the test pit method reviewed by the Township Sewage Enforcement Officer, shall be submitted in a form suitable for adoption by the Township as a supplement to the Township's Official Plan.

2. 103 Procedures

a. The subdivider shall submit the application for minor subdivision approval, together with the required copies of the plan, to the Planning Commission Secretary at least ten days prior to the meeting of the Township Planning Commission at which action is desired. Any required filing fee shall be paid by check to the Township, at this time. Within seven days after filing the application, the Secretary shall forward **six** copies of the application and plan to the Chairman or Secretary of the Planning Commission, who shall, in turn, retain one copy for permanent Planning Commission files, and two copies for signature to send to the Supervisors and eventually return to the subdivider. The remainder shall be distributed at the meeting or sent to members of a review committee.

b. The Planning Commission shall review the proposed subdivision plan and accompanying supplement to the Official Plan at its first regular meeting after the filing of the application and plans with the Township Secretary (providing they were filed at least ten days prior) and shall sign three copies of the plans with its recommendation for approval or disapproval. The Township Supervisors shall decide to approve or disapprove the minor subdivision plan and supplement to the Official Plan only after receiving the Planning Commission recommendation on the same, unless a period of forty-five (45) days has expired since the subdivider filed said plans with the Secretary and no Planning Commission recommendation has been received, in which case the Supervisors shall act without the benefit of their recommendation.

c. The Supervisors shall act on a minor subdivision application no more than seventy-five (75) days after the filing of the application and plan with the Secretary, provided the County Planning Commission has had the required period to review the application.

d. The Supervisors shall concurrently act on the proposed supplement to the Official Plan and shall communicate in writing their decision regarding both actions to the applicant within fifteen days following their action, setting forth any reasons for disapproval if that is the decision. Two signed copies of any approved plan shall be returned to the subdivider, two forwarded to the Pennsylvania Department of Environmental Resources and one retained for permanent Township files. The signatures of the members of the Palmyra Township Planning Commission and the Palmyra Township Board of Supervisors on the plat shall be evidence of their approval.

2.200 General Procedures for Major Subdivisions

a. A Sketch Plan may be submitted to the Township by the owner of any land to be subdivided, re-subdivided or developed, for the purpose of classification and preliminary discussion of the proposed subdivision or land development. No action will be taken by the Township with respect to a Sketch Plan and no discussions concerning the same shall later be construed to have implied approval of any sort. There shall be no time limits with respect to the review of a Sketch Plan.

b. Nine copies of an application and Preliminary Plan shall be required of all proposed major subdivisions and land developments. The Preliminary Plan shall include all the items identified in Section 2.400 below and shall be submitted to the Planning Commission Secretary who shall note the date of its receipt. Copies shall be distributed in the same manner as that specified for minor subdivisions (Section 2.100). The Planning Commission shall review the Preliminary Plan to ascertain whether it complies with the requirements of this Ordinance and may ask the subdivider to submit additional information or to make certain corrections or changes.

c. The Commission shall, within sixty days of the filing date, make its recommendation for approval or disapproval and submit five signed copies of the Preliminary Plan and accompanying Planning Module for Land Development to the Board of Supervisors. The Board shall make its decision

regarding the Preliminary Plan within thirty days of its receipt from the Planning Commission (90 days from the filing date) and communicate that decision in writing to the applicant within fifteen days setting forth any reasons for disapproval should that be the decision.

d. The Board shall concurrently make its decision with respect to the Planning Module for Land Development to revise its Official Plan and if approval is granted said revision will promptly be forwarded to DER. Preliminary approval shall be conditional upon DER acceptance of the proposed revision. Prior to taking action on the Preliminary Plan and Planning Module, the Township shall forward a copy of each to the County Planning Commission, for a forty-five (45) day review period.

e. After receiving approval of a Preliminary Plan (or when conditions are satisfied), the subdivider shall either install the improvements required by this Ordinance or commence the preparation of Final Plans. The installation of improvements shall be for a portion of the subdivision or land development as approved by the Township. In the absence of actual installation of improvements the subdivider may otherwise guarantee them according to the requirements of Section 2.500. Following the installation and inspection of improvements or preparation of satisfactory guarantees for their installation and maintenance, the subdivider may submit Final Plans to the Township which shall be processed in the same manner as Preliminary Plans. However, no Preliminary Plan shall remain valid for development of Final Plans after a period of three years from Preliminary Approval and no Final Plans will be accepted for any subdivision or land development for which DER has not approved the necessary revision to the Official Plan. Upon review of the Final Plan and Approval by the Board of Supervisors, the subdivider shall within ninety (90) days, officially record the Final Plan in the Office of the Pike County Recorder of Deeds.

2.300 Sketch Plans for Major Subdivisions

The Sketch Plan should be at a scale sufficient to show the entire tract on one sheet and should show or include the following:

1. The location of that portion which is to be subdivided in relation to the entire tract.
2. All existing structures and wooded areas within the portion to be subdivided and within 50 feet thereof.
3. The name of the owner and of all adjoining property owners as disclosed by the most recent deed or tax records.
4. All streets or roads, streams, water-, sewage-, gas- and power lines within 500 feet of the subdivision.

5. The tentative layout of the remainder of the tract owned by the subdivider.

2.400 Preliminary Plan Requirements for Major Subdivisions

The Preliminary Plan shall be clearly and legibly drawn at a scale large enough to facilitate understanding. Map sizes shall be convenient to the subdivider, but an attempt should be made to show all of the tract to be divided even though only a small portion will be divided in the near future.

The Preliminary Plan shall contain the following:

1. Proposed name of the subdivision. This name shall not duplicate in spelling or pronunciation any recorded subdivision.

2. Names of municipality, county and state. These shall be included on a location map insert at a scale of 1" to 1000'.

3. North point, date and graphic scale.

4. Boundaries of total tract and acreage contained within.

5. Locations of present features in or adjacent to the subdivision which will have an effect on its design: streets, with their names and width of their rights of way; parks; public grounds; permanent buildings; and open space easements.

6. Approximate locations of existing utilities: sanitary sewers, public water mains, storm sewers, electric power transmission lines, gas lines and all other such utilities above or below ground, with widths of their rights of way and directions of flow and pressure.

7. Names of owners of abutting properties and lines showing where they intersect.

8. Existing contours at intervals of at least every twenty feet:. USGS maps may suffice for the basis of this item.

9. Proposed layout of streets, alleys and other public rights of way, including widths and proposed names, which shall not duplicate existing names by spelling or pronunciation. The profiles of the roads shall also be shown.

10. Proposed layout of lots; their numbering and approximate dimensions and acreage.

11. Parcels to be dedicated to the public or reserved for their use or to be reserved by covenant for residents, shall be shown and marked as such.

12. Building setback lines. Where lots are located on a curve or side lines are not parallel, the width at the building line shall be shown.

13. All drainage easements shall be shown and marked as such.

14. Approximate final grades shall be shown.

15. Statement of the proposed use of lots. Indicate any lots designated for uses other than residential.

16. Proposed covenants and restrictions.

17. Evidence of water supply. In cases where no public water supply is planned as part of the subdivision, the subdivider shall supply acceptable evidence of the availability of other potable water source. This evidence may be in the form of logs from test wells by the subdivider, or logs from existing wells established by professional well drillers.

18. A letter from each utility company servicing the area, indicating that the utility company is aware of the proposed subdivision.

19. Erosion and sedimentation plan, prepared in cooperation with the Pike County Conservation District.

20. Storm water management plan, prepared in cooperation with the Pike County Conservation District.

21. Nanning Module and Land Development, along with all information required in order to adopt revision to the Official Plan.

22. Highway Occupancy Permits, where required.

2.500 Requirements for Guarantee of Improvements

2.501 Methods to be followed:

After approval of the Preliminary Plan, the subdivider shall provide for the installation of the required improvements.

1. Before requesting Final Plan approval the subdivider must:

- a. Install all the improvements required in Article III at the standards required, or,
- b. File with the Secretary of the Township a performance guarantee to insure installation and construction of all required improve-

ments at the standards required. Such guarantee shall meet with the approval of the Township Solicitor.

2. Upon the completion of an improvement, the subdivider shall notify the Township to this effect, so that an adequate inspection can be made.

2.502 Performance Guarantee

a. Posting - The performance guarantee must be approved by the Board with the advice of the Planning Commission, and must:

1. Be a surety bond, certified check, or other security satisfactory to the Township.
2. Be payable to the Township.
3. Be in an amount sufficient to complete the improvements in compliance with these Regulations, plus expected cost increases; at least 120% of current costs as estimated by the Township Engineer.
4. In the case of cash or its equivalent, be held in an escrow fund in the name of the Township.
5. Specify a satisfactory completion date for the improvements; not more than 2 years from the date of Final Approval.

b. Return - When the improvements have been completed and approved for conformity with these Regulations by a registered professional engineer or other qualified individual employed by the Township or designated by the Township, the guarantee shall be released and returned. When any of the required improvements have been completed and approved, as above, a portion of the security commensurate with the cost of that improvement may be released and returned.

c. Default - In the event the subdivider fails to install the required improvements in accordance with the Final Plan, the performance guarantee shall be forfeited to the Township to be used for completing the improvements.

2.503 Action on Improvements or Performance Guarantee

Before granting Final Approval, the Township will insure:

1. That the required improvements have been installed, or,
2. That security has been posted to insure proper construction of the improvements.

2.504 Fees to Cover Inspection Costs

a. To cover inspection costs for bonded improvements, the subdivider shall pay an additional fee to the Township in an amount of

one-half per cent (0. 5%) of the cost of the required improvement. Any unused portion of the inspection fee shall be returned to the subdivider.

b. All fees shall be paid by check or money order made payable to the Township.

c. To cover inspection costs where improvements have been installed prior to Final Approval, the Township may charge the subdivider an inspection fee equal to the cost of the professional services rendered.

2.505 Maintenance Bond

In submitting the Final Plan to the Township, the subdivider shall submit a maintenance bond or other approved performance guarantee to guarantee maintenance and repair of the streets in the subdivision for three years after their construction has been approved by the Township or its Engineer,- or for three years after the improvements have been accepted by the Township or the property owners' association, whichever is appropriate. The maintenance bond shall generally be for 10% of the cost of the improvements.

2.600 Final Plan Requirements for Major Subdivisions

The Final Plan shall be drawn on new, permanent, transparent material. The Plan shall be prepared on one or more sheets of a uniform size that coincides with that used on tax maps on record at the Pike County Court House (2' x 3' Sheet Size) and at one of the following scales: 1" = 200' or 1" = 100' or 1" = 50'. In addition to information required **in** the Preliminary Plan, the Final Plan shall include the following:

1. Name of the subdivision. Its location by Township, County, State. The date, north point and graphic scale.

2. Name and address of subdivider or the person who prepared the Plan.

3. Boundary of the subdivision, shown by a heavy line with length of courses in feet and hundredths, and bearings to not more than half minutes.

4. Bearings and distances to the nearest established street lines, section corners, or other recognized permanent monuments, which shall be accurately described on the Plan. Subdivisions abutting state highways shall be referenced to center lines of such highways where this data is available.

5. Exact locations, widths and names of all streets and all cross-walks within the subdivision, including complete construction plans with typical cross-sections, road profiles, etc.

6. Complete curve data for all curves included in the Plan.
7. All easements being provided for services or utilities in the subdivision and any limitations placed on the use of such easements.
8. Accurate outlines of any lot or area to be reserved or dedicated for common use by residents of the subdivision, or for general public use, with the purpose indicated thereon.
9. Front building lines, shown graphically with dimensions.
10. Block and lot numbers and lines, with accurate bearings and dimensions thereof, including lengths of arcs and radii, and including the bearings and dimensions of ties to adjacent blocks or property.
11. Accurate location, size, type and material of all monuments and lot markers.
12. The property lines of the original tract or tracts of which the subdivision constitutes the whole or part.
13. A list of all restrictions and covenants, if any, the developer intends to place in the deeds to the lots in the subdivision. If no such restrictions or covenants are to be imposed, a statement to that effect shall be included.
14. Certification by a registered surveyor or registered engineer to the effect that the Plan represents a survey made by him, and that all monuments shown thereon actually exist and that their locations are correctly shown.
15. An acknowledgment by the owner or owners of his or their adoption of the Plan, and dedication of streets and other public areas.
16. A certificate signed by the Engineer showing that all improvements have been installed and approved by the proper officials or agencies, or that a bond insuring their installation has been approved by the Engineer.
17. Complete final construction plans and profiles of installed or proposed public sanitary sewage disposal systems and storm drains, with grades and pipe sizes, unless private septic tanks are to be used.
18. Complete final construction plans of installed or proposed public water distribution systems, showing pipe sizes and locations of valves and fire hydrants, if any, unless private wells are to be used.

19. An itemized estimate of the coat of all improvements required, in cases where bond is to be provided in lieu of completed improvements. This estimate shall be verified by an engineer appointed by the Township.

20. Evidence of arrangements with private utility companies or other agencies for supplying every lot in the subdivision. This evidence shall be in the form required by the Board.

21. A properly executed Application on a form provided by the Board.

22. A key map for the purpose of locating the site to be subdivided, at a scale of not less than 2000 feet to one inch, showing the relation of the property to adjoining property and to all streets, roads and municipal boundaries existing within 4000 feet of any part of the property proposed to be subdivided. USGS quadrangle maps may suffice as a base for such a key map.

23. A landscaping plan, if any, showing the location of trees along the streets and the treatment of buffer strips.

24. Appropriate approval blocks on the first sheet of each set of drawings. These are for the signatures of the Supervisors and the officers of the Planning Commission. Their signatures are evidence of their approval.

2. 700 Actions Following Final Approval

A revision or re-subdivision of a recorded Final Plan shall be considered as a new subdivision and shall come under the jurisdiction of this Ordinance. All re-subdivisions of lots created under this Ordinance shall be considered major subdivisions.

2. 800 Fees

At the time an Application for subdivision approval is filed, a fee shall be paid to the Township by the subdivider, such fee to be determined from a schedule of fees as adopted by the Board of Supervisors from time to time by resolution.

Article III. Design Standards

3.100 Application

The design standards and requirements set forth in this Article shall be treated as minimums by the subdivider in designing each subdivision or portion thereof within Palmyra Township. They will be applied by the Township in evaluating plans for all proposed subdivisions. The Township may require that more restrictive standards be met, if necessary in order to protect the health, safety and welfare of the public.

3.200 General Site Requirements

a. Those areas which are subject to such hazards to life, health or property as may arise from fire, flood or noise, or are considered to be uninhabitable for other reasons, may not be subdivided for building purposes unless the hazards have been eliminated or the plans show adequate safeguards against the hazards.

b. The subdivision shall conform to the proposals and conditions shown in the Township's Comprehensive Plan. The streets, drains, rights-of-way, school sites, public parks and play grounds shown on the Comprehensive Plan shall be considered in approving subdivision plats.

c. In addition to the Comprehensive Plan, sources for determining and evaluating potential hazards may include historical records, soil evaluations, engineering studies, expert opinions, standards used by licensed insurance companies and adopted regional, county or local municipal policies.

d. All portions of a tract being subdivided shall be taken up in lots, streets, public lands, or other proposed uses, so that remnants and land locked areas shall not be created. The layout of a subdivision shall also be planned with consideration for existing nearby developments or neighborhoods so that they are coordinated in terms of traffic movement, drainage and other reasonable considerations.

e. In all subdivisions care shall be taken to preserve natural features such as trees, water courses, views, and historical features, such as buildings, which will add attractiveness and value to the remainder of the land. Where a subdivision is on a site that has a slope of more than 17%, the Commission may require larger lot sizes than the minimum requirements provided in this Ordinance. Damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with the approval of the Township and, where appropriate, the Pennsylvania Department of Environmental Resources.

f. Wherever possible, lot lines shall follow municipal and county boundary lines, rather than cross them. Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.

3.300 Blocks and Lots

3.301 Blocks

a. Residential blocks shall ordinarily not exceed 1200 feet in length and commercial blocks shall ordinarily not exceed 600 feet in length, except for unit shopping centers.

b. Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such cross walks shall have a width of not less than 10 feet and have all-weather surfaces not less than 4 feet in width.

c. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth except where an interior street parallels a major street or where it backs up to a railroad, creek, or other natural barrier or unsubdivided area.

d. Where a subdivision adjoins an improved primary or secondary road the greater dimension of the block shall be along said road and interior streets shall be utilized generally to minimize the number of points of entrance to the street. Interior streets may be required whenever five lots of an average of less than 300 feet width at the street line are proposed along one side of any improved primary or secondary road.

e. Cul-de-sac streets, permanently designed as such, shall not exceed 1200 feet in length. A cul-de-sac street shall have, at its closed end, a turn-a round with a right-of-way having a minimum outside radius of not less than 50 feet and improved to a radius of not less than 40 feet. Drainage of cul-de-sacs shall preferably be toward their open ends.

3.302 Lots

a. All side lines of lots shall be at approximate right angles to straight street lines and radial to curved street lines, except where a variation to this rule will provide a safer layout.

b. Double frontage lots shall ordinarily not be platted, except as specifically provided herein. In that event a planting strip of at least 20 feet in width may be required along the back of the lot.

c. If remnants of land exist after subdividing they shall be incorporated in existing or proposed lots.

d. Corner lots shall have average widths of at least 200 feet. Either of the two sides of a corner lot may be designated as the front, provided the rear yard is opposite the front so designated. All corner lots shall have a curve with a minimum radius of ten feet joining the intersecting right-of-way lines.

e. All lots shall front on a public street, existing or proposed. However, upon written request by the subdivider, the Township may grant a waiver to permit access to a single-family residential lot from a private drive meeting the street requirements of this Ordinance.

1. Minimum lot sizes shall be as set forth in the Palmyra • Township Zoning Ordinance. In no case, however, shall any residential subdivision be designed which will not meet the standards indicated below:

LOT STANDARDS FOR RESIDENTIAL SUBDIVISIONS

Lot Area and Dimensions	Lots served with Central water and Sewerage	Lots served with either Central water or Sewerage	Lots not served with Central water or Sewerage
Minimum Area*	30,000 sq. feet	43,560 sq. feet	80,000 sq. feet
Minimum Width**	100 feet	150 feet	200 feet
Minimum Average Depth	100 feet	150 feet	200 feet

Provided the minimum dimensions are maintained, and provided the provisions of this Ordinance regarding sewerage and water supply are met.

** At building line.

g. Wherever practicable, lots shall not be divided by municipal boundaries. Such boundaries preferably coincide with rear property lines. In cases where lots cannot be located entirely within one municipality, the lot shall be laid out so that the buildings, at least, will be wholly within one municipality.

h. Excessive depth in relation to width shall be avoided. A proportion of 2 1/2 to 1 shall normally be considered a desirable maximum for lot widths of fifty (50) feet or greater. Pointed or very irregularly shaped lots shall be avoided.

i. A monument shall be placed at the corner of each street and a marker set at the corner of each lot to permanently and accurately define the metes and bounds of the blocks and lots. Monuments shall be of the following type or approved equal:

1. Reinforced concrete 4" x 48".
2. Cut stone, preferably granite, 4" x 48".
3. 2" x 48" galvanized iron pipe filled with concrete.
4. Brass pin 3/4" in diameter grouted 4" into rock.

Monuments shall extend 42" below ground or to solid rock. Lot corner markers shall be of pipe or steel at least 3/4" in diameter and 18" in length and must be set at all corners of all lots prior to final approval.

3.400 Public Sites and Open Spaces

In subdivisions of 25 lots or more, not less than 5% of the gross area of the entire tract, exclusive of lakes or ponds, shall be reserved for common recreational use of the residents of that subdivision or the general community. The following and similar facilities meet this requirement: swimming pools, tennis courts, riding and cycling paths, playgrounds, community centers and open areas in general. Areas designated for play lots, parks and other outdoor recreational facilities shall have such size, shape and other physical characteristics as to be free of health and safety hazards and suitable for the designated use. Land having a slope of 17% or more shall not be included in computing the total area reserved for common recreational use. Sites so dedicated shall not be deemed to be accepted by the Township unless and until the Township has formally accepted them.

3.500 Water Supply

a. Where public water supply is available within 1000 feet of the proposed residential development, the subdivider shall construct a system of water mains and connect with such system and provide a connection for each lot. Regardless of this requirement, all subdivisions and land developments shall be served with an adequate water supply.

b. Plans and specifications for off-site water systems (i.e., extension of an existing system or a proposed new facility) shall be prepared by a professional engineer. The following standards shall apply:

3.501 Off-site Water Supply

An off-site water supply system shall meet the requirements stated herein prior to the approval of a preliminary subdivision or land development plan which proposes to use such central water system.

a. Existing Utility. The utility shall submit plans for extension of its present distribution system. The utility shall also secure the necessary permits and certificate of convenience to furnish such a service, from the appropriate state agencies, where required by this Ordinance.

The utility shall demonstrate that it can provide a minimum of 110 gallons per capita per day (GPCD) and/or 400 gallons per day (GPD) for each residential dwelling unit to be serviced. If it serves industrial or commercial establishments, it shall show that it can meet the industrial or commercial needs established by the American Water Works Association.

b. Proposed Utility. Any proposed new utility shall be engineered by a registered professional engineer well versed and knowledgeable in the field of water supply engineering.

3.502 Deep Well Source Requirements

1. Wells shall be sited, drilled and tested under the direct supervision of a registered professional engineer or a professional ground water geologist.

2. The combined capacity of the wells shall be sufficient to produce a full day's supply of water as determined in 3. 501a, above.

3. Well construction shall be consistent with good practice and the guidelines of the Pennsylvania DER.

4. Wells shall be so located that no potential pollution sources can exist within a 100-foot radius.

5. The effect of a real drawdown shall be carefully evaluated and reported.

3.503 Water Distribution System Requirements

1. The system design shall follow good engineering practice and the guidelines of DER and PUC. The minimum main size shall be eight (8) inches in diameter, unless the Township Engineer recommends a minimum main diameter of less than eight inches.

2. The pipe material shall be approved by the Township Engineer.

3. Service connections shall be a minimum 3/4 inches IPS. Corporations, service connection and curb stop shall be installed with the water main.

4. The minimum pressure at the curb stop shall be 25 PSI.

3.600 Sewage Disposal

a. All subdivisions and land developments shall be provided with an adequate sewage disposal system. All residential lots shall contain

suitable areas for on-lot sewage disposal systems or be served by some other approved sewage disposal system. When a public sewage disposal system is located within 1000 feet of the proposed residential development, the subdivider shall provide a system of collection lines to connect to said system.

b. Plans and specifications, including a Planning Module for Land Development complete with all appropriate components, as required by the Pennsylvania Department of Environmental Resources (to revise or supplement the Township Official Plan), shall be submitted with all preliminary subdivision or land development plans. Following Preliminary Plan approval, the Township will submit copies of the module and necessary documentation to the Commonwealth for review. Commonwealth approval of the module and the Township's revision or supplement to its Official Plan shall be required prior to final approval.

c. Where connection to neither a centralized water nor a centralized sewage system is required, on-site systems shall be provided in accordance with criteria set forth by the Pennsylvania Department of Environmental Resources. The Township Sewage Enforcement Officer's site and soils evaluation by test pit method and favorable report is required prior to Preliminary Plan approval. The Sewage Enforcement Officer shall determine the number and location of test pits and soil percolation tests necessary to determine the general suitability of soils throughout the subdivision or development for on-lot subsurface sewage disposal.

d. Design standards, materials and specifications shall be as outlined in the current Pennsylvania Department of Environmental Resources Sewerage Manual, Publication No. 1, supplements thereto, and all other requirements, either Federal or State necessary to secure the requisite permit from such agencies.

3.700 Erosion and Sedimentation

In the event that any developer intends to make land changes by grading, filling, excavating or removing or destroying the natural topsoil or vegetative covering thereon in accordance with a subdivision plan submitted to the Township, the same shall only be approved and accomplished after the developer has submitted to the Township an Erosion and Sedimentation Plan and otherwise complied with Commonwealth regulations respecting such plans. Measures in the plan shall meet with the approval of the Pike County Conservation District.

3.800 Storm Drainage

A storm water drainage plan may be required for major subdivision or land development, in certain cases. Such a plan shall comply with Chapter 102 of Pennsylvania DER regulations, along with Section 3.700 above. Such a

Plan shall also be prepared in consultation with the Pike County Conservation District and the Soil Conservation Service, which shall suggest appropriate measures for meeting the intent of the Pennsylvania Storm Water Management Law. The following additional requirements shall apply:

a. Lots shall be laid out and graded to prevent cross lot drainage and to encourage positive drainage away from proposed building areas. Natural drainage courses shall be maintained.

b. The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of water runoff be increased because of development, without the written approval of all affected land owners.

c. No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the developer for properly handling such conditions.

d. Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same watershed has been fully developed.

e. Where a subdivision is traversed by a watercourse, a drainage easement shall be provided of at least 25 feet on each side of the stream, of of such additional width as will allow normal draining. A flood plain area requires a 50-foot easement, according to the Palmyra Township Zoning Ordinance.

f. Drainage structures that are located in State highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that department indicating such approval shall be directed to the Township prior .to Final Plan approval.

g. All streets shall be so designed as to provide for the discharge of surface water from their rights-of-way. The slope of the crown on proposed streets shall be 1/4" per foot away from the center line.

h. All proposed surface drainage structures shall be shown on the Preliminary Plan.

i. Drainage plans shall include all appropriate designs, details and dimensions necessary to clearly explain proposed construction materials and elevations.

j. Whenever storm drains are required by, the Planning Commission and Board of Supervisors, they shall be separate from the sanitary sewer system. Storm drains or storm sewer facilities may be required in any development situation where the Township Planning Commission and. Supervisors determine that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.

k. "Talbots Formula" shall be used to design storm drain systems for water sheds of 320 acres or less. For water sheds larger than 320 acres, drainage systems shall be designed in accordance with the design standards promulgated by the Pennsylvania Department of Environmental Resources or the Pennsylvania Department of Transportation. In no case shall any pipes less than 15" in diameter be used. All dams, lakes, ponds, or stream encroachments shall be designed in accordance with the design standards of the DER.

3.900 Street Requirements

3.901 General

The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan. Where not shown in the Comprehensive Plan, the arrangement and other design characteristics of streets shall conform to the provisions herein. Every subdivision shall have access to a public right-of-way.

3.902 Design and Arrangement

a. In general, all streets shall be continuous and in alignment with existing streets and shall compose a convenient system to insure circulation of vehicular and pedestrian traffic, with the exception that minor streets shall be laid out in conjunction with loop streets and cul-de-sacs, so that through traffic will be discouraged.

b. Where a subdivision abuts, or contains, an existing or proposed arterial street, marginal access streets may be required in order to protect residential areas from heavy traffic and also to provide separation between local and through traffic.

c. Streets shall be logically related to the topography so as to produce usable lots and reasonable grades.

d. New half or partial streets will not be permitted. Wherever a tract to be subdivided borders an existing half or partial street, the remaining portion of the street shall be platted within such tract.

e. Dead-end streets shall be prohibited except as stubs to permit future street extension into adjoining tracts or when designed as cul-de-sacs.

f. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper inter-connection of streets.

g. Streets shall be laid out to intersect as nearly as possible at right angles; in any event, no street shall intersect another at less than sixty (60) degrees. Intersections of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with care for safety and suitable curbs, barriers, signs and other devices may be required. Streets entering opposite sides of another street shall be laid out directly opposite one another or offset a minimum of one hundred and fifty feet (150').

h. Street and driveway intersections with arterial streets shall not be so numerous, nor so close to each other, as to impede the flow of traffic.

i. Clear sight triangles shall measure a minimum distance of seventy-five (75) feet along street center lines from their point of junction at all intersections. No structures or other obstructions to vision shall be permitted.

j. No vacation of any street, or part of a street, dedicated for public use shall be approved if such vacation interferes with the uniformity of the existing street pattern, or any future street plans prepared for the area.

k. When the tract is subdivided into any lots of two (2) acres or more, the Board of Supervisors shall require an arrangement of streets such as to permit a later subdivision in conformity with the street requirements specified in these Regulations.

3.903 Alleys

Alleys may be permitted under special circumstances in residential areas, but in no case shall an alley provide the only means of access to a lot. Alleys are required on the rear of all commercial and industrial lots, if no other provisions are made for adequate service access or for parking.

3.904 Street Grades

a. Center line grades shall not exceed the following:

- | | |
|-------------------------|-----------------------|
| 1. Major Traffic Street | five percent (5%) |
| 2. Collector Street | eight percent (8%) |
| 3. Minor Streets* | fifteen percent (15%) |

* Such a street shall not have a maximum grade for a continuous length of more than 500 feet. After an intervening section 500 feet long with a grade of eight percent (8%) or less, may have another section with the maximum grade.

b. Vertical curves shall be used at changes of grade exceeding one percent (1%) and shall be designed in relation to the extent of the grade change and to provide the following minimum sight distances:

- | | |
|-------------------------|---------------------------|
| 1. Major Traffic Street | one thousand (1,000) feet |
| 2. Collector Street | three hundred (300) feet |
| 3. Minor Street | one hundred (100) feet |

c. Intersection Grades. Where the grade on any street at the approach to an intersection exceeds seven percent (7%), a leveling area shall be provided having not greater than four percent (4%) grades for a distance of twenty-five (25) feet measured from the nearest right-of-way line of the intersecting street.

d. Minimum Grade. To provide for adequate drainage, the minimum grade of any street gutter shall not be less than one-half of one percent (0.5%).

3.905 Street and Alley Width

a. Right-of-way Widths. Minimum street right of way widths, measured from the lot lines, shall be as shown on the Traffic Plan adopted by the Township Planning Commission, or if not shown thereon, shall meet the following standards:

- | | |
|---------------------------|----------------------|
| 1. Major Traffic Street | 80 foot right-of-way |
| 2. Collector Street | 60 foot right-of-way |
| 3. Minor Street | 40 foot right-of-way |
| 4. Marginal Access Street | 40 foot right-of-way |
| 5. Alley | 25 foot right-of-way |

The widths shall be measured from lot line to lot line, and in cases where topography or other physical conditions make a street with the required minimum width impracticable, the Township may modify the requirement.

Where a subdivision abuts, or contains, an existing or proposed major traffic street or a railroad, the Township may require marginal access streets, rear service alleys, reverse frontage lots or such other treatment as will provide protection for abutting properties, reduction in the number of intersections with the major street, and separation of local and through traffic.

The Township may require the dedication of additional right-of-way whenever a proposed subdivision abuts, or contains, an existing right-of-way which is too narrow, or to provide parking space in commercial or high density residential districts, or to provide drainage easements where streets parallel streams or drainage areas, or for other reasons.,

3.906 Grading

a. The entire width of the travel way of each street in a proposed subdivision shall be graded and suitably prepared for installation of paving, drainage structures, curbs and gutters, in accordance with the appropriate standards for the class of street.

b. The subgrade shall be free of sod, vegetative matter, or other similar material. Where poor subsurface drainage conditions exist, adequate drainage shall be installed. The subgrade construction shall conform to the minimum standards adopted by the Township.

3.907 Pavement

a. The width of pavement will vary, depending upon the character of the development served and the amount of traffic expected to utilize the street. The following are the minimum street pavement widths:

1. Major Traffic Streets	24 feet
2. Collector Streets	20 feet
3. Minor Streets	18 feet
4. Marginal Access Streets	18 feet
5. Alleys	15 feet

b. Where on-street parking is desired or required, a parking lane at least eight (8) feet wide shall be added to one or both sides of the above required pavement. The parking lane or lanes shall be paved to the satisfaction of, and in accordance with the specifications approved by, the officials concerned.

c. The pavement shall be constructed in accordance with the specifications and standards adopted by the Township.

3.908 Berms and Embankments

a. Street shoulders shall be constructed with the materials specified by the Township ordinance: The entire shoulder area shall be uniformly and thoroughly compacted by rolling and must be level with the top of the road paving, or as directed by the Township Engineer.

b. Embankments at the sides of streets and cross-sections of drainage ditches shall not exceed a maximum slope of two (2) feet horizontally to one (1) foot vertically in a cut or fill section. In special cases, the Township Engineer may require more rigid standards.

c. In no case shall the road shoulder or berm be less than four (4) feet in width.

3.909 Curbs and Gutters

a. In commercial developments or where other similar intensive uses exist or are anticipated, curbs shall ordinarily be required on primary, secondary and minor highways if such construction is deemed necessary for public safety.

b. Minimum curb or pavement edge radii at street intersections shall be thirty (30) feet.

c. Where curbs exist on abutting properties, their extension will ordinarily be required throughout the proposed subdivision.

d. Curbs shall not be constructed where pavements are less than 22 feet in width. Where curbs are not required, adequate gutters shall be graded and protected by seeding or appropriate surfacing.

e. Curbs may be of the wall type or may be combined with gutters built of concrete. Curbs, combined curbs and gutters, and graded gutters, shall be constructed in accordance with the specifications and standards adopted by the Township.

3.910 Walls, Slopes and Traffic Guards

a. Where the grade of the street is above or below the grade of the adjacent land, walls or slopes shall be constructed in a manner satisfactory to the Township and shall be sufficient to support the street or the adjacent land, as the case may be.

b. Where the grade of the street is three (3) feet or more above the grade of the adjacent land, guards shall be built, if required by the Township.

3.911 Street Name Signs

Four-way street name signs of a design approved by the Township will be installed at each street intersection by the subdivider, at his own expense. Streets that are extensions of, or Obviously in alignment with, existing streets shall bear the names of the existing streets. Street names shall not be duplicated within the Township and shall be subject to Township approval.

3.912 Street Improvements

All streets, including cul-de-sacs and alleys, shall be constructed as shown in the Final Plan as approved by the Supervisors. The streets shall be constructed of such materials as may be required by the Township Road Ordinance and shall not have less than an eight (8) inch compacted base of shale, crushed stone, gravel, or other approved material topped with four (4) inches of compacted #2-A modified stone or equal for the width of the travel way. Shoulders shall be constructed of the same material, or others of equal strength, to a depth of four (4) inches.

3.913 Street Alignment

Streets shall be so laid out that there will be unobstructed sight distance along the center lines thereof, measured from a point five (5) feet above the proposed grade line, to permit visibility as follows:

- | | |
|--------------------------|-------------------------------|
| 1. Major Traffic Streets | six hundred (600) feet |
| 2. Collector Streets | three hundred (300) feet |
| 3. Minor Streets | one hundred fifty (150) feet |

Between reversed curves on Major Traffic Streets, a tangent of not less than two hundred (200) feet shall be provided. On Collector Streets, such a tangent shall be not less than one hundred (100) feet.

3.914 Access

a. All new subdivisions along state highways shall be arranged to provide access to such highways at intervals of not less than 1,320 feet, or more than 2,100 feet, except where impracticable or impossible due to existing property divisions or topography. All roads and streets within such subdivisions shall be arranged to permit access to adjacent future subdivisions without disregarding this requirement.

b. Collector or Minor Streets intersecting a Major Traffic Street shall have a minimum distance of 750 feet between center lines, and the angle of intersection shall be not less than 70 degrees, or greater than 110 degrees.

3.1000 Cluster Developments

Cluster developments shall be permitted according to the standards of Section 5.1000 of the Palmyra Township Zoning Ordinance and the procedures of this Ordinance.

3.1100 Multi-family Residential Subdivisions

Multi-family residential subdivisions shall be permitted according to the standards of Section 5.1300 of the Palmyra Township Zoning Ordinance and the procedures of this Ordinance.

Article IV. Recreational Subdivisions and Land Developments

4.100 Special Procedures

In addition to the other requirements of this Ordinance, all recreational subdivisions or land developments shall be subject to the following special procedures and requirements.

4.101 Permit and License Required

It shall be unlawful for any person to construct, operate, alter or extend any recreational subdivision or land development in Palmyra Township unless he holds a valid permit issued by the Pennsylvania Department of Environmental Resources in the name of such person for the specific construction, alteration or extension proposed; and also holds a license issued by Palmyra Township.

4.102 Application to Pennsylvania Department of Environmental Resources

All applications for permits shall be made by the owner of the recreational subdivision or land development or his authorized representative in accordance with the Rules and Regulations, Department of Environmental Resources, Commonwealth of Pennsylvania.

4.103 Application to Palmyra Township

A copy of the said Department of Environmental Resources application shall be concurrently filed with the Township. This shall constitute an application for a license under the provisions of this Ordinance.

4.104 Issuance of Permit

Upon receipt of such application, the procedure specified in Article II for major subdivisions shall be followed. Final approval shall be accompanied by the issuance of a license which shall be valid for one year. Licenses shall be issued within five (5) days of final approval. All licenses and permits shall be issued only to a named individual, Pennsylvania corporation, or foreign corporation registered to do business in Pennsylvania with given address. Corporations shall name a responsible individual for activities associated with the permitted facility.

4.105 Renewal of License

A license shall be renewed by the Township Board of Supervisors for a one-year period, after inspection by the Supervisors or their representative and upon the applicant's furnishing proof that his or her park continues to meet the standards prescribed by the Pennsylvania Department of Environmental Resources and this Ordinance.

4.106 Fees

Each application for a new license or license renewal hereunder shall be accompanied by payment of a license fee, such fee to be determined from a schedule of fees as adopted by the Board of Supervisors from time to time by resolution.

4.107 Inspections

Any representative of the Palmyra Township Board of Supervisors may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Ordinance.

4.200 Design Standards and Other Requirements

4.201 Minimum Development Area

A campground subdivision or development shall have a gross area of at least fifty (50) contiguous acres of land suitable for development.

4.202 Screening Requirements

All campgrounds shall provide and maintain a screening strip such as a fence or natural growth along all property boundary lines. Such screening shall include a dense protective planting strip of trees and shrubbery of not less than twenty (20) feet, nor more than fifty (50) feet, in width, which will include suitable evergreen plant material. A planting plan specifying types, sizes and locations of existing and proposed plant material shall be required and approved by the Planning Commission and Board of Supervisors.

4.203 Lot Requirements

a. The minimum lot size and building setback distance requirements for non-transient campground recreational subdivisions or land developments shall be the same as those for single-family residential subdivisions.

b. The lots in transient recreational subdivisions or land developments shall be a minimum of forty (40) feet wide and have a minimum area of 5000 square feet.

c. Recreational subdivision sites or lots shall be separated from service building structures and other occupied buildings and structures by a minimum distance of fifty (50) feet.

4.204 Off-street Parking Requirements

At least two off-street parking spaces shall be provided for each lot or site. These parking spaces shall not be more than 200 feet from the lots or sites being served.

4.205 Streets

a. Non-transient recreational subdivisions and land developments: The residential street design standards and improvement requirements shall apply.

b. Transient recreational subdivisions and land developments: Streets shall have rights-of-way not less than forty (40) feet wide and shall be cleared, graded and constructed as required by the Township Board of Supervisors upon recommendation of the Township Engineer. The requirements will be based upon the conditions of the development site and existing neighborhood development.

4.206 Sewage and Water Supply

No individual on-site sewerage or water supply shall be permitted, and all public systems for the common use of campsite occupants shall fully comply with the standards imposed by the Pennsylvania Department of Environmental Resources and Palmyra Township.

4.207 Other Regulations

The following additional regulations shall apply to all recreational subdivisions and land developments.

a. No permanent external appurtenances such as carports, cabanas or patios may be attached to any travel trailer or other recreational vehicle parked in a recreational subdivision or land development, and removing its wheels or placing it on a foundation is prohibited.

b. A recreational subdivision or land development shall be so located that no entrance or exit requires movement of traffic to or from the park through a residential district. A minimum of 150 feet of frontage on a State or Township highway shall be required.

c. A minimum of 8% of the gross site area of the recreational subdivision or land development shall be set aside and developed as common use areas for open and enclosed recreational facilities. No recreational vehicle site, required buffer strip, street right-of-way, cart-way, storage area or utility site shall be counted in meeting this requirement.

d. Entrances and exits to recreational subdivisions and land developments shall be designed for safe and convenient movement of traffic in and out of the park and to minimize interference with the traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and the radii of curbs and pavements at intersections shall be such as to facilitate turning for vehicles with trailers attached. No entrance or exit on a State or Township highway shall be located where there is less than 500 feet of clear sight in either direction along the highway; nor shall an entrance or exit be located within 300 feet of any other entrance or exit.

e. In connection with the use of any recreational subdivision or land development, no parking, loading or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk or required buffer or right-of-way, or on any public grounds or any private grounds not part of the recreational subdivision or land development, unless the owner has given written permission. Each recreational subdivision or land development operator shall provide an off-street parking, loading and maneuvering space located and sealed so that the prohibitions above may be observed, and shall be responsible for violations of these prohibitions.

f. Occupancy and Storage. In order to prevent permanent occupancy and limit maintenance and policing problems, continuous occupancy of any campsite by one party, vehicle or tent shall be limited to ninety (90) days. When not in use or occupied, all recreational vehicles shall be removed to a common parking or storage area provided by the subdivider or developer. Every recreational subdivision or land development hereafter planned, except those for transient recreational subdivisions and land developments, shall provide such a common parking or storage area, which shall be improved with a hard surface and provide a minimum of 500 square feet of parking area per campsite created. This shall be considered a common area and no more than two such areas shall be created in any development. Recreational vehicles shall be kept in the common storage area at all times when not in use.

g. Records. The management of every recreational subdivision or development shall be responsible for maintaining accurate records concerning the occupancy of all campsites, accurately recording in a bound book the dates when campsites are occupied and recreational vehicles removed to the common storage area. Prior to the movement of any recreational vehicle to a campsite or the common storage area, permission shall be obtained from the management, which will be responsible for immediately recording the same. All records shall be open at any time to inspection by Township officials. Failure to maintain proper and accurate records shall be cause for the Township to order the removal of all recreational vehicles to the

common storage area, revoke the license to operate the recreational subdivision or land development, and impose the penalty provisions of this Ordinance. The term, "management," shall include associations of property owners when such are responsible for maintenance and operation of common facilities. The Township Board of Supervisors shall, in addition, have the authority when any provision of this Article is violated to prohibit the occupancy of any or all campsites in a recreational subdivision or development until the owners and/or management provide evidence of compliance with these provisions. Any campsite which remains occupied seven (7) days following a Township order prohibiting occupancy, may be removed to the common storage area by order of the Supervisors and at the expense of the individual occupant.

h. Sanitary Waste Disposal. No owner or occupant of any campsite shall permit or allow the dumping or placement of any sanitary or other waste anywhere upon any campsite or elsewhere within the development except in places designated therefore. No outside toilets shall be erected or maintained on any campsite. If there has been installed upon a campsite an apparatus for connection to the central sewage disposal system constructed within the development, plumbing fixtures within the recreational vehicles placed upon the campsite shall be connected to that sewage disposal system.

i. Fences. All property lines shall be kept free and open and no fences, ledges or walls shall be permitted thereon.

j. Nuisances. No noxious or offensive activities or nuisances shall be permitted on any campsite.

k. Animals. No animals shall be kept or maintained on any campsite except the usual household pets. Pets shall be kept confined so as not to become a nuisance.

1. Garbage and Refuse Disposal. No person shall burn trash, garbage or other like refuse on any campsite. All such refuse shall be placed in, and kept in, approved receptacles for the same. No owner shall permit the accumulation of litter or refuse or junk vehicles on a campsite.

m. Camping Accessories. Notwithstanding any provisions herein to the contrary, picnic tables, benches, storage sheds, fire boxes or fireplaces and similar items of personal property may be placed on a campsite. All personal property on a campsite shall be maintained in good condition so as not to become unsightly.

n. Ditches and Swales. Each owner shall keep drainage ditches and swales located on his campsite free and unobstructed and in good repair and shall provide for the installation of such culverts upon his campsite as may be reasonably required for proper drainage. He shall also prevent erosion on his campsite.

o. Drilling and Mining. No drilling, refining, quarrying or mining operation of any kind shall be permitted, nor shall drilling for water or digging of water wells be permitted on any campsite.

p. Vehicle Parking. No recreation vehicle shall be parked on any street or roadway within the development.

q. Residential Use of Campsites. No campsite shall be used as a permanent residence.

4.300 Application to Existing Developments

The regulations of this Article IV shall apply to any extensions or enlargements of existing recreational subdivisions and land developments, including increases in the number of lots or available spaces, even though no addition of total land area is involved. These regulations, with the exception of requirements for a common parking or storage area, and those on minimum lot size, shall also apply to any other existing recreational subdivision or land development.

Article V. Definitions

5.100 General

a. As used in these Regulations, words in the singular include the plural and those in the plural include the singular. The words "shall" and "will" are defined as mandatory, for the purpose of these Regulations.

b. For the purpose of these Regulations, the following terms shall be considered interchangeable:

1. ordinance and regulation (s)
- Z. township, Palmyra Township and municipality
3. subdivider and developer; subdivision and development or land development

c. Unless otherwise expressly stated, the following definitions shall, for the purpose of these Regulations, have the meaning herein indicated. Any pertinent word or term not a part of this listing shall be construed to have its legal definition.

5.200 Glossary of Terms

The following is a list of terms, found elsewhere in the Ordinance, along with their intended meanings.

Alley: A permanent service way providing a secondary means of access to abutting lands.

Applicant: A landowner or developer who has filed an application for development, including his heirs, successors and assignees.

Berm: That portion of a roadway between the outer edge of the traveled way or pavement and the line of intersection of the slope lines at the outer edge of the roadway, for the accommodation of stopped vehicles and for lateral support.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or watercourses, or boundary lines of the Township.

Building: A structure permanently or semi-permanently affixed to the ground having a roof supported by columns, walls, arches or other devices, and used for housing, shelter or enclosure of persons, animals, utilities or chattels.

Campsite: A lot within a recreation subdivision used for camping purposes and serving as a site for travel trailers, truck campers, camper trailers, motor homes and tents, marked by the subdivider on a plan as a numbered, lettered or otherwise identified tract of land to be offered for sale, lease, rent, dedication or development.

Cartway or Travelway: The graded or paved portion of a street used for vehicular travel, excluding the shoulders.

Clear Sight Triangle: An area of unobstructed vision at a street intersection (s), defined by lines of sight between points at a given distance from the intersecting street right-of-way lines.

Commission: The Palmyra Township Planning Commission.

Commonwealth: The Commonwealth of Pennsylvania and any of its departments or agencies.

Common Open Space: A parcel or parcels of land or an area of water, or a combination of land and water, within a development site, designed and intended for the use or enjoyment of residents of the planned unit development or planned residential development. It does not include streets, off-street parking areas and areas set aside for public facilities.

Common Property: All of the land and improvements of a subdivision or land development which is to be jointly owned and maintained by the lot owners, lessees and/or members of the developer and identified as such by the subdivider on any plan offered to the Township for approval.

County: The County of Pike, Commonwealth of Pennsylvania, and its Planning Commission.

Cul-de-sac: A minor street intersecting another street at one end and terminated at the other by a vehicular turn-around.

Dedication: The deliberate appropriation by its owner of land for any general or public use. This shall not be construed as acceptance by the Township of responsibility for maintenance and/or ownership of such land and its attendant facilities, except where the appropriate legal documents have been executed.

Developer: The owner, or authorized agent of the owner; including but not limited to, any individual, partnership or corporation that undertakes a subdivision or land development or any of the activities covered by this Ordinance, particularly the preparation of a subdivision plan showing the layout of the land and the public improvements involved

therein. The term, "developer, " is intended to include the term, "subdivider, " even though the personnel involved in successive stages of this project may vary.

Driveway: A private drive from a lot to a public or approved private right-of-way. Drives intended to provide access to lots not fronting on a public or approved private right-of-way shall not be considered driveways for the purpose of this Ordinance.

Dwelling: Any building, vehicle, or portion thereof, designed or used exclusively as the residence or sleeping place of one or more persons as further defined below.

a. Dwelling, Single-family: A detached building, designed for, or occupied exclusively by, one family.

b. Dwelling, Two-family: A detached or semi-detached building where two individual family or dwelling units are entirely separated from each other by vertical walls and/or horizontal floors.

c. Dwelling, Multi-family: A building containing three or more dwelling units and designed for occupancy by families living independently of each other.

Easement: A grant by the owner of land for the use of all the land or a portion of it by others, including the public, for a specific purpose or purposes.

Filing Date: The date of the next regular meeting of the Planning Commission following the date an application for preliminary or final approval of a subdivision or land development is received by the Township Secretary. If this next regular meeting occurs more than thirty days following its receipt by the Secretary, then the filing date shall be the thirtieth day after its receipt. Applications lacking information required by this Ordinance will not be filed.

High Water Mark: The highest point on the bank of a normal stage channel at which the water level has been for a sufficient period of time to leave a definite mark, or where the natural vegetation changes from predominantly aquatic to predominantly terrestrial.

Interior Walk: A right-of-way for pedestrian use extending from a street into a block or across a block to another street.

License: Written approval, in whatever form, by the Pennsylvania Department of Environmental Resources and/or the Township of Palmyra, authorizing a person to operate and maintain a mobile home park or a recreational subdivision or land development.

Lot: A unit into which land has been divided, or a parcel of land dealt with as a unit for transfer of ownership, lease, rent or development.

a. Lot Area: The area of a horizontal plane bounded by the front, rear and side lines of the lot.

b. Lot Width: The average horizontal distance between the side lot lines, measured parallel to the front lot line.

c. Lot Line, Front: The boundary which is along an existing or proposed right-of-way. In a corner lot, the line having the shortest length along a right-of-way is the front lot line.

d. Lot Line, Rear: The boundary which is most distant from and most nearly parallel to, the front lot line.

e. Lot Line, Side: Any boundary which is not a front or a rear lot line.

Major Subdivision: Any subdivision or land development which is not a minor subdivision, or is a recreational subdivision or land development, a mobile home park, or a land development designed to accommodate commercial and industrial uses, multi-family dwellings or two-family dwellings. Any subdivision which uses off-site sewage disposal systems or water supplies, involves the construction of any streets, uses clustering techniques or would create any lots of less than the sizes required by the Palmyra Township Zoning Ordinance, shall also be considered a major subdivision, regardless of the number of lots.

Minor Subdivision: A subdivision or development containing not more than ten lots; or a cumulative development lot by lot to a total of ten lots, of any original tract of land of record (i.e., a tract not previously subdivided or developed subsequent to the effective date of this Ordinance by the owner or the owner's duly appointed agent), where no new streets, easements or accesses are required. The use of the land is limited to single-family dwellings. Minor subdivisions shall otherwise meet the definition given in the "Supplement to the Township Official Plan" provided for in Chapter 71 of the Rules and Regulations of the Pennsylvania Department of Environmental Resources.

Mobile Home: A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

Mobile Home Lot: A parcel of land clearly identified and defined on a plot, including a given area in accordance with these Regulations, improved with necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, and leased by the park owner to the occupants of the mobile home erected on the lot.

Mobile Home Park: A parcel of land under common ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

Mobile Home Site: That part of an individual lot which has been reserved for the placement of a mobile home, together with its outbuildings or additions.

Municipality: Palmyra Township, Pike County, Pennsylvania.

Official Plan: A plan for the provision of adequate sewage systems, adopted by a municipality or municipalities having authority over the provision of such systems and submitted to and approved by the Pennsylvania Department of Environmental Resources, as provided by the Pennsylvania Sewage Facilities Act and Chapter 71 of the Rules and Regulations of the Pennsylvania Department of Environmental Resources.

Off-site Sewage and Water Supply: A sewage system or water supply system designed to serve more than one dwelling unit or building, not including the use of a single well or disposal system for two dwellings on the same parcel of land.

On-site Sewage and Water Supply: A sewage system or water supply system designed to serve more than one dwelling unit or building, not including the use of a single well or disposal system for two dwellings on the same parcel of land.

Parcel: An area of land resulting from the division of a tract of land for the purposes of transfer of ownership, use or improvement.

Pavement: The traveled portion of a roadway improved to the standards of the Palmyra Township Road Ordinance.

Performance or Completion Guarantee: A surety bond or certified check with an agreement meeting the requirements of Act 247, the terms of which are satisfactory to the Township Solicitor; thus guaranteeing that the subdivider will install all required or planned improvements.

Permit: A building permit or permit to move a mobile home into a mobile home park, issued by Palmyra Township.

Person: Any individual, firm, trust, partnership, public or private association or corporation, or other entity.

Plan or Plot: A map or chart indicating the subdivision or re-subdivision of land which in its various stages of preparation can include the following:

a. Sketch Plan: An informal plan, identified as such by the title, "Sketch Plan," on the map, showing the salient existing features of a tract and its surroundings and the general layout of the proposed subdivision; to be used as a basis for consideration by the Township.

b. Preliminary Plan: A complete plan prepared by a registered professional engineer or registered surveyor, identified as such by the wording, "Preliminary Plan," in the title; accurately showing proposed streets and lot layout and such other information as is required by this Ordinance.

c. Final Plan: A complete and exact plan, identified as such by the wording, "Final Plan," in the title; with professional engineer's or registered surveyor's seal affixed, and prepared for official recording; to define property rights and proposed streets and other improvements.

Planning Commission: The Palmyra Township Planning Commission.

Professional Engineer: A person registered and licensed to practice engineering within the Commonwealth of Pennsylvania.

Public Improvements: Those physical changes to the land necessary to produce usable and desirable lots from raw acreage; including, but not limited to: grading, pavement, curb, storm and sanitary sewers, gutters, drains and betterments to existing water courses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, street name signs and monuments.

Public Notice: A notice given to the public before a public hearing. Such a notice shall be published once each week for two successive weeks in a newspaper of general circulation in the Township. It shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing.

Recreational Subdivision or Land Development: A division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, rent, sale or transfer of ownership; for the purpose of providing a site for travel trailers, truck campers, camper trailers, motor homes and tents for transient use. Campgrounds, recreational vehicle parks, primitive camping facilities and other similar facilities shall fall under this definition.

Transient recreational subdivisions or land developments are facilities or businesses offering sites with the usual accessory recreational and service facilities, not normally including eating facilities, for tent and/or recreational vehicle camping by the public at large. Sites are rented on a daily or weekly basis.

Non-transient recreational subdivisions or land developments are planned private communities with recreational and service facilities, including central water and sewerage and usually a restaurant and/or bar, lounge, chapel, and community hall, for use only by occupants of tent and/or recreational vehicle sites within the campground. Sites may be owned in common or may be owned individually by deed conveyance, or may be leased on an annual basis.

Recreation Vehicle: A vehicular unit initially designed as temporary living quarters for recreational camping or traveling, which either produces its own motive power or is mounted on or drawn by another vehicle.

Right-of-way: Land reserved for use as a street, alley, interior walk, or other public purpose. The right-of-way shall not be considered as part of the lot when computing lot size.

Secretary: The Secretary of the Palmyra Township Board of Supervisors.

Setback or Building Line: The line within a property defining the required minimum distances between any structure and the adjacent right-of-way or property line of any lot. The setback shall be measured from the edge of the right-of-way bordering the property.

Sewage Permit: A form filled out and issued by the Palmyra Township certified Sewage Enforcement Officer, based on his inspection of the site proposed for installing an on-lot sewer system.

Sight Distance: The distance one can see in any direction from a given point on a street.

Soil Evaluation by Test Pit Method: A method for evaluating soils by excavating a hole on a lot, tract or parcel to reveal the soil and rock strata. Excavation is followed by evaluation and the preparation of a soil log by a soil scientist or other qualified individual designated by the Township Supervisors. The purpose is to determine suitability for on-lot sewage disposal, soil-bearing capacity and other characteristics.

Street: A strip of land, including the entire right-of-way, intended for vehicular and pedestrian circulation. Classes of streets are as follows:

a. Major Traffic Streets are those serving large volumes of comparatively high speed and long distance traffic. They include facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.

b. Collector Streets are those which, in addition to giving access to abutting properties, intercept minor streets and provide routes, carrying considerable volumes of traffic, to community facilities and to major traffic streets.

c. Minor Streets are those which primarily provide access to abutting properties.

d. Street Width is the shortest distance between the lines delineating the right-of-way of a street.

Subdivider: Same as "Developer."

Subdivision and Land Development

a. Subdivision: A division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land; including changes **in existing** lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development.

b. Land Development: The improvement of one or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two or more buildings, including mobile homes, used for residential, business, industrial or other non-residential purposes.

2. The division or allocation of land or space between or among two or more existing or prospective occupants, by means of, or for the purpose of creating, streets, common areas, leaseholds, condominiums, building groups, or other features. (Usually this includes the leasing of land. It may also include the leasing of building or other space.) Examples of such land developments include campgrounds, mobile home parks, apartment complexes, shopping centers and some industrial parks.

Surveyor: A registered land surveyor licensed by the Commonwealth of Pennsylvania.

Supervisors, Board of: The Palmyra Township Board of Supervisors.

Township: Palmyra Township, Pike County, Pennsylvania.

Township Engineer: A registered professional engineer appointed to serve as the Engineer of Palmyra Township, either temporarily or permanently.

Watercourse: A discernable, definable natural course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring (s) and be permanent in nature, or it may originate from temporary sources such as runoff from rain or melting snow.