

ARTICLE VIII

REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

801 APPLICATION AND GENERAL STANDARDS

801.1 These regulations shall apply to all subdivisions and land developments governed by this Ordinance, unless specifically exempted by this Ordinance. Wherever the improvement and design standards stated herein are lacking in detail, it is the express intent of this Ordinance that the current governing standard specifications for construction of the Commonwealth of Pennsylvania Department of Transportation shall prevail.

Wherever State and Federal laws or statutes impose more restrictive standards and requirements than those contained here, the more restrictive regulations shall be observed.

801.2 Where a local Municipality has provided design standards or improvement and construction requirements in a zoning, building, road or any other ordinance, the following standards in this Ordinance shall not apply unless the Municipality adopts this Ordinance by reference.

801.3 The general standards and requirements of this Article shall be applied by the Planning Commission in evaluating the plans for a proposed subdivision or land development.

801.4 The Planning Commission shall consider the suitability of the proposed subdivision

or land development in regard to the following:

- A. The relationship of the site to previously developed land;
- B. The relationship of the lot layout to soil characteristics and geological considerations;
- C. The provisions for sewerage, water, storm drainage systems, community facilities, park, playground, recreation area, pedestrian and vehicular movement;
- D. The inclusion of required rights-of-way or easements;
- E. The conformance to the County Plan or to parts thereof as shall be prepared by the Planning Commission and adopted by the Board of County Commissioners, pursuant to statute; and
- F. The conformance to Municipal maps or plans, or to such parts thereof as shall be officially prepared and adopted by Municipal agencies for the locality in which the subdivision or land development is situated, if such maps or plans exist.

801.5 In determining compliance with the standards set forth in this Article, the Planning Commission shall consider the comments received from the County Planning Director, the local Municipality in which the plan is proposed and their Municipal Engineer, if public improvements are proposed, the Greene County Conservation District, the Natural Resources Conservation Service, the Department of Environmental Protection and any other County, State or Federal agency involved in the review of the application. In addition, the Planning Commission may employ such professional consultants as may be necessary to determine compliance with the provisions of this Article. The fee for such consultants shall be subject to the provisions of Section 1102.2 of this Ordinance.

802 LAND REQUIREMENTS

The following standards shall apply to all Subdivisions and Land Developments:

802.1 Excavation, Grading and Filling

No change shall be made in the contour of the land; no grading, excavating, removal or destruction of the top soil, trees or other vegetative cover of the land shall be commenced unless approved by the Planning Commission in the Preliminary and/or Final Plat. Such approval shall be based upon consideration for minimizing erosion and sedimentation. Such consideration shall include, but not be limited to the following provisions:

- A. Cut slopes shall not be steeper than 2:1 (vertical rise one (1) foot for each two (2) feet of horizontal distance) unless stabilized by a retaining wall or cribbing as approved by an engineer when handled under special conditions;
- B. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations and/or the sloping surfaces of fills;
- C. Fill slopes shall not be steeper than 2:1 unless stabilized by a retaining wall or cribbing except as approved by an engineer when handled under special conditions;
- D. Proper compaction of fill slope areas in 6-12 inch vertical lifts shall be provided.

802.2 Standards for Minimizing Erosion and Sedimentation

- A. Measures used to control erosion and sedimentation shall meet the following requirements:
 - 1. The applicant shall prepare an Erosion and Sedimentation Control Plan that meets the requirements of the Department of Environmental Protection (DEP) Chapter 102 regulations.
 - 2. The applicant shall maintain a copy of the approved Erosion and Sedimentation Control Plan on the site of the subdivision or land development during all earthmoving activities.
 - 3. For development sites involving more than five (5) acres of earthmoving, a copy of the NPDES permit shall be obtained from the Greene County Conservation District and evidence that an application for a permit has been filed shall be submitted with the application for Final Approval of a subdivision or land development. The applicant shall be responsible for all fees required for the review.
 - 4. For development sites involving less than five (5) acres of earthmoving, a copy of the review of the Erosion and Sedimentation Control Plan by the Greene County Conservation District shall be submitted with the application for Final Approval of a subdivision or land development. The applicant shall be responsible for all fees required for the review.
 - 5. Within thirty (30) days of submission, a Resource Review Report from the Greene County Conservation District shall be submitted to the County Planning Commission, including comments on the applicants

erosion and sedimentation control plan, as well as comments on drainage, flood hazards, slide-prone soils and other environmental conditions that may be applicable to the property.

6. Responsibility for monitoring compliance with the approved Erosion and Sedimentation Control Plan shall rest with the Greene County Conservation District and the Land Development Officer.
 7. In addition to being a violation of DEP Chapter 102 regulations, any violation of the approved Erosion and Sedimentation Control Plan shall constitute a violation of this Ordinance and shall be subject to the Enforcement and Penalty provisions contained in Article XI.
- B. Salient natural features shall be preserved, cut and fill operations shall be kept to a minimum, and conformity with topography shall be ensured so as to create the least erosion potential and adequately handle the volume and velocity of surface water run-off.

802.3 Flood-Prone Areas and Drainage

- A. Portions of land which are poorly drained or subject to periodic flooding shall be made safe for the purpose for which the land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing hazard. Studies conducted by the U.S. Army Corps of Engineers, the Department of Housing and Urban Development and the Department of Environmental Protection shall be utilized to aid in the determination of such areas.
- B. All drainage provisions shall be of such design to adequately handle the surface run-off and carry it to the nearest suitable outlet, such as a curbed street, storm drain or natural watercourse. The design of drainage systems shall conform to the requirements set forth in Section 809 of this Ordinance.

Where drainage swales are used to divert surface waters away from structures, they shall be sodded or planted and shall be of such slope, shape and size according to plans submitted to the Greene County Conservation District. Concentration of surface water run-off shall only be permitted in swales, watercourses or detention ponds in some areas. In areas where surface water leads to a street intersection, adequate drainage structures shall be constructed to collect the surface run-off and divert it past the intersection.

- C. Where a watercourse separates a proposed street from abutting property, provision shall be made for access to all lots by means of culverts or other

structures approved by the Department of Environmental Protection.

- D. All lots, tracts or parcels shall be graded to provide proper drainage away from structures and dispose of it without ponding, except where it might be necessary for stormwater management, and all land within a development shall be graded to provide positive drainage.
- E. Any subdivider, developer or landowner who proposes any change in the course, current or cross section of any portion of any stream or body of water, shall first have obtained written approval from the Department of Environmental Protection, Soil and Waterways Section, Bureau of Dams, Waterways and Wetland Management (Southwest Regional Office).

802.4 Steep Slopes and Slide-Prone Soils

- A. Areas designated as landslide prone shall not be developed unless such areas are designed and certified by a geotechnical engineer to be stabilized in a manner acceptable to the Greene County Conservation District and/or the Pennsylvania DEP, Bureau of Topographic and Geologic Survey. Where soil and geological studies have been conducted by the United States Natural Resources Conservation Service or the Pennsylvania DEP, Bureau of Topographic and Geologic Survey, such reports shall be utilized in determining landslide prone areas.
- B. Any portion of any lot or tract which has a natural slope or finished slope after grading in excess of twenty-five percent (25%) shall be considered a steep slope area and shall be subject to the following regulations:
 - 1. Steep slopes in excess of forty percent (40%) shall not be disturbed by grading, construction or removal of vegetation, other than the removal of dead or diseased trees or other vegetation. All applications for properties, which have steep slopes in excess of forty percent (40%), shall be accompanied by a certification from a registered civil engineer that slopes in excess of forty percent (40%) shall not be disturbed in accordance with this requirement.
 - 2. Steep slopes in excess of twenty-five percent (25%), but less than forty percent (40%), may be altered, provided that the alteration is performed in compliance with the specifications of Section 802.1 of this Ordinance.

Any application which proposes cutting or filling of an area in excess of one thousand (1,000) square feet comprised of natural steep slopes which are in excess of twenty-five percent (25%) slope shall be accompanied by a geotechnical report and a certification by a

registered soils engineer regarding the feasibility of the proposed grading, the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation and stormwater runoff and potential impacts on adjacent properties. The consultant selected to prepare the geotechnical report shall have credentials acceptable to the County Planning Commission and the cost of preparation of the report shall be borne by the applicant.

3. All slopes from which cover has been removed shall be reseeded or revegetated within twenty (20) days of the completion of clearing or grading. In the case where construction is proposed following grading, erosion and sedimentation measures shall be maintained on the site and construction is completed and until uniform seventy percent (70%) cover has been established.

802.5 Subsidence

Land subject to subsidence or underground fires either shall be made safe for the purpose for which it is to be used, or such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace. Approval of a subdivision or land development by the County Planning Commission, in no way, creates liability for the County in the event of future subsidence or underground fires. Appropriate remedies are available as prescribed by the Bureau of Mine Subsidence and Land Conservation Act as administered by the PA DEP or its successor agency.

803. STREETS

See Article X for waivers and modifications, if applicable.

803.1 General Standards

- A. The proposed street system shall extend existing or recorded streets at the same width, but in no case shall the width of the proposed street be less than the required minimum width. Proposed streets shall be located to allow proper development of surrounding properties.
- B. Minor streets shall be laid out so as to discourage through traffic. Collector streets shall be provided to adequately provide for the expected flow of traffic from minor streets.
- C. Streets in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such location as deemed necessary to accommodate prospective traffic and facilitate fire

protection.

- D. Proposed streets shall be planned to conform to the contour of the land, to provide buildable lots, to have a suitable alignment and grade (to include the road crown) and to be able to drain property in accordance with the standards of this Ordinance.
- E. Half or partial streets shall not be permitted. When a subdivision abuts or contains an existing or proposed arterial street, the Planning Commission may require a marginal access street, reverse frontage lots with screen planting contained in a non-access reservation along the rear property line, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- F. The right-of-way width for private internal roadways in multi-family, commercial, industrial and planned residential developments (PRDs) shall be determined on an individual basis and shall in all cases be of sufficient width and design to safely accommodate maximum access for fire-fighting and other service and emergency equipment.
- G. In developing land, it shall be done in such a manner that will not have the effect of depriving adjacent property owners from access to streets or roads.

803.2 Street Design Requirements

- A. Minimum street rights-of-way and cartway (pavement) widths for streets to be dedicated to the public shall be as follows:

Streets	right-of-ways (In Feet)	Cartway (In Feet)
1. Arterial	As per Penn DOT requirements	
2. Collector	As per Penn DOT requirements	
3. Minor Street	50	20
4. Marginal Access	50	20
5. Cul de sac (Turnaround)	100' diameter	40' radius
	160' diameter	80'radius
	80'diameter	40'radius

Cul-de-sac (Turnaround) - Street before the Cul-de-sac must be two hundred and fifty feet long (250') to the nearest intersection to qualify for Liquid Fuels money.

- B. Increased right-of-way and cartway widths may be required by the Planning

Commission for the purpose of promoting the public safety and convenience when the following conditions exist:

1. High density areas (six (6) or more dwelling units per acre) comprised of multi-family dwellings or any residential area where curb parking is permitted on one (1) or both sides of the street.
2. Where traffic volumes are higher with a greater likelihood of two (2) opposing vehicles; and
3. In areas of difficult terrain where the frequency of curves increases. Even in low and medium density areas, consideration should be given to wider streets in rolling or hilly terrain.

C. Design Principles for Minor Streets and Marginal Access Streets. The following principles of subdivision street design shall be adhered to for minor streets and marginal access streets:

1. Minor streets should discourage through traffic and should handle only locally oriented traffic. Continuous, through minor streets extending from one arterial street to another should be avoided.
2. Whenever possible, driveways should open onto minor streets rather than onto collectors, to minimize the interruption of traffic.
3. Minor streets shall not intersect collector streets at intervals more frequent than five hundred (500) feet.
4. Minor streets shall not intersect arterial streets.
5. Marginal access streets shall not intersect with other minor streets within a subdivision and shall serve no more than ten (10) lots.

D. Street grades. Unless otherwise approved by the Planning Commission, street grades shall be as follows:

1. No street shall have a grade in excess of ten percent (10%) between intersections unless approved by the local Municipality, provided the grade shall not exceed fifteen percent (15%) in a horizontal distance of two hundred (200) feet.
2. Maximum grade within any intersection shall not exceed three percent (3%), and approaches to any intersection shall follow a straight course within one hundred (100) feet of the intersection.

3. All streets shall have a crown of not less than six (6) inches.
- E. Changes in grade. All changes in grade shall be connected by vertical curves of sufficient radius to provide a smooth transition and proper sight distance, but not so great as to create drainage problems.
 - F. Sight distance at street intersections. Sight distance shall be at least:
 1. Along arterial streets: current Penn DOT specifications
 2. Along collector streets: current Penn DOT specifications
 3. Along minor streets: local Municipality's specifications
 - G. Street Intersections. Street intersections shall be as nearly at right angles as is possible and in no case shall be less than seventy-five (75) degrees. No more than two (2) streets shall meet or intersect at any one (1) point, and the center lines of both intersecting streets shall pass through a common point. The block corners at intersections shall be rounded at the curbline with a curve having a radius of not less than twenty-five (25) feet. Intersections shall be thirty (30) feet separated by a distance of not less than two hundred (200) feet as measured from the centerline along the street common to both intersections.
 - H. Fences, hedges, shrubbery, walls, planting (except for trees and grass) or other obstructions including signs, shall not be located within the right-of-way and shall not obscure any intersection. A clear sight triangle shall be maintained at intersections, so that measured along the centerline, there shall be a clear sight triangle of seventy-five (75) feet minimum (150 feet for arterial streets), from the point of intersection. No obstruction of view will be permitted in this area above the height of two and one-half (2 1/2) feet.
 - i. Street jogs. Street jogs which have centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.
 - J. Street line deflection. On roadway alignments, all intersecting tangents shall be connected by an arc showing the delta/central angle, length of curve and radius.
 - K. Dead-end or Cul-de-sac Streets.

All streets shall be located so as to provide for the appropriate extension of existing streets. All dead-end streets shall provide cul-de-sacs with a cartway radius of not less than forty (40') feet to the outside edge of the

pavement. Temporary cul-de-sacs shall be required if future plans provide for the extension of said streets.

Street before the Cul-de-sac must be two hundred fifty feet (250') long to the nearest intersection to qualify for liquid fuels money.

L. Pavement Requirements.

All streets shall be constructed to conform with the minimum street construction standards of the Municipality where the development is proposed. If the Municipality does not have street construction standards, streets shall be constructed to conform with the present minimum standards and specifications required by the Department of Transportation of the Commonwealth of Pennsylvania.

The following minimum standards shall be met:

1. All minor streets, except for marginal access streets, shall consist of a base of not less than eight (8") inches of No. 4 aggregate or ten (10") inches of No. 3 aggregate, choked in and rolled. This base shall be surfaced with one course of ID Blacktop two and one-half (2 1/2") inches thick, consisting of one and one-half (1 1/2") inches of binder and one (1") of wearing surface. The shoulders and berms of said road shall be eight (8') feet wide on each side and shall be constructed with a granular base of a suitable grade and compaction.
2. All marginal access streets shall consist of a base of not less than eight (8") inches of No. 5 aggregate or ten (10") inches of No. 3 aggregate, choked in and rolled. The base shall be surfaced with a penetrated bituminous binder course as set forth by the Commonwealth of Pennsylvania Department of Transportation and designated as Bituminous Binder Course CP-2. The shoulders and berms of said street shall be eight (8') feet wide on each side and constructed with a granular base of a suitable grade and compaction. The Bituminous Surface Course shall meet the requirements set forth by the Pennsylvania Department of Transportation.

In lieu of the foregoing specifications, the alternate structural composition methods shown in Appendix E may be substituted.

803.3 Street Names and Lot Numbers

- A. Proposed streets that are obviously in alignment with others already existing and named, shall bear the names of the existing streets.
- B. In no case shall the name of a proposed street duplicate or be phonetically similar to an existing street name in either the Municipality or the postal district in which it is located. The applicant shall submit the proposed street names to the Planning Commission at the time of filing the Preliminary Plan.
- C. All street names shall be subject to the approval of the postal district and the Municipality in which the subdivision is located.
- D. All lot numbers shall be assigned and approved prior to filing the Final Plat.

803.4 Highway Occupancy Permit

A Highway Occupancy Permit from Penn DOT for all new street or driveway entrances onto State highways. A permit or agreement for streets opening onto Municipal streets may be required by the Municipality in which the plan is located. For subdivisions, it shall be the developer's responsibility to obtain permits for new street entrances in the plan. For individual lots in a subdivision or for land developments, it shall be the lot owner's responsibility to obtain the necessary permits.

804 TRAFFIC CONTROL SIGNS AND TRAFFIC SIGNALS

- A. Where traffic control signs are deemed necessary by the Planning Commission, the proper official shall be informed of the proposed installation in order that the proper agency may consider the necessity of the installation.
- B. Sign plates and color of signs shall meet the approval of the Planning Commission. Sign plates shall be mounted properly and secured on posts at least two and one-half (2 1/2") inches in diameter and at least ten (10') feet above ground, or fastened with the appropriate mounting on existing structures which might be presented at the location of a sign.
- C. All traffic control signs shall be installed free of visual obstruction. The standards imposed by Penn DOT shall also be complied with.
- D. Traffic signals shall be provided as deemed necessary by projected traffic counts to prevent hazardous intersections and as approved by Penn DOT or the local Municipality.

805 CURBS AND GUTTERS

- A. Curbs and gutters shall be installed where required by the Planning Commission and provided along all streets within the subdivision and shall be installed as the lots of the subdivision are improved and developed with utilities and buildings.
- B. The minimum standards relating to width of gutters, height of curbs, base material, surface material, slope, depth of gutters crossing intersections, and the installation of catch basins shall be according to the requirements of Penn DOT.
- C. In all cases, curbs and gutters shall be adequate to handle the maximum water runoff from tributary lands as determined by the Natural Resources Conservation Service.
- D. In the case where concrete curbs are proposed, the maximum length of curb sections shall be ten (10') feet with a preformed bituminous expansion joint filler one-half (1/2") inch thick installed every forty (40) feet. The finish shall be float finish. Intermediate construction joints shall not exceed one-quarter (1/4") inch in width.
- E. In all other cases, rolled asphalt curbs shall be provided.

806 SIDEWALKS

- A. Sidewalks shall be provided within a land development when the site abuts an area containing sidewalks or the Municipality and/or the County Planning Commission determine that sidewalks are needed for public safety or to provide pedestrian access from parking areas or public streets to multi-family dwellings or public or commercial facilities.
- B. Sidewalks shall commence one (1) foot inside the street right-of-way line and extend toward the curb line, except that where an existing sidewalk abuts the proposed sidewalk, the centerlines of each shall coincide. Whenever possible, a grass planting strip shall be provided between the curb and sidewalk.
- C. The minimum width of the sidewalk shall be four (4) feet except in the vicinity of shopping centers, schools, recreation areas and other community facilities where a minimum width of five (5) feet shall be provided.
- D. The sidewalks shall be constructed of suitable material in accordance with

Penn DOT specifications.

- E. All sidewalks shall have a slope of one-fourth (1/4") inch per foot toward the gutter.
- F. Sidewalks shall be of one-course construction and float finished.

807 LANDSCAPING AND PLANTING STRIPS

- A. The planting of street trees shall be provided in all major subdivisions and in all land developments where deemed appropriate by the Planning Commission. The intervals, types, sizes and locations of the trees and shrubs shall be conducive to healthy growth, in good proportion, and shall be located so as not to interfere with street paving, sidewalks or utilities.
- B. All trees should be of nursery stock of an approved species grown under the same climatic conditions as at the location of the development. They shall be of symmetrical growth, free of insect pests and disease, suitable for street use and durable under the maintenance contemplated.

All planting shall be done in conformance with good nursery landscape practice.

All planting strips within street rights-of-way shall be finished, graded, properly prepared, and seeded or sodded with lawn grass in conformance with good nursery practice.

808 SANITARY SEWERAGE

- A. Sanitary sewerage facilities shall be designed and constructed in accordance with the details and specifications set forth by the local sewerage authority and/or the Department of Environmental Protection.
- B. Each property in the subdivision or land development shall connect with an approved public sewer system if accessible. Where the sewer line is not yet accessible, but is planned for extension to the subdivision within two (2) years, the developer shall obtain a permit from the Department of Environmental Protection and install the sewer lines, including lateral connections, as may be necessary, to provide adequate service to each lot when connection to the sewerage system is made. The sewer lines shall be suitably capped at the limits of the subdivision or land development, and the lateral lines shall be capped at the street right-of-way line. When capped sewers are provided, on-site sewage disposal facilities shall also be

provided. The Sewer Authority shall provide the developer with a letter stating when the utilities will be installed and what conditions, if any, would be imposed upon the developer as a condition of hooking into the Sewer Authority's lines.

C. Within an area of the County not having a public sewerage system or one readily accessible to the subdivision or land development, the subdivision or land development shall be provided with one (1) of the following:

1. An interim sewerage system servicing each lot in the subdivision or land development which meets the standards of the Department of Environmental Protection and the standards of the local Sewer Authority, as determined by the Engineer for said facility, so that future connection to the public sewerage facility can be made with a minimum effort and expense. Provisions shall be made by the developer to insure the proper maintenance of the interim sewerage facility.

2. Documentation showing that a permit for on lot sewage disposal has been issued by the local Sewage Enforcement Officer for each and every lot contained within the subdivision or land development.

D. Sanitary sewers shall carry only sanitary sewage. Stormwater drains shall not be connected to sanitary sewerage facilities.

E. The subdivider shall extend existing sanitary sewer mains in the streets and/or rights-of-way, as the case may be, as may reasonably be required to provide adequate sanitary sewer service for the subdivision or land development. Such sanitary sewers shall be not less than eight (8) inches inside diameter, unless otherwise specified by the Authority.

F. All sanitary sewers including those serving individual homes shall be of a type meeting the construction standards and installation requirements of the Sewer Authority or Municipality within which it is located. Each dwelling shall have its own separate sewer connection.

G. Sanitary sewers shall be provided with manholes, not more than four hundred (400) feet apart. Sanitary sewer manholes shall be constructed of approved material. Sanitary sewer manholes shall have walls of six (6) inches in thickness, coated or plastered on the exterior wall surfaces with cement mortar to a thickness of not less than one-half (1/2) inch, and constructed upon a concrete base not less than six (6) inches in thickness. For depths greater than twelve (12) feet from top of frame to invert of outlet pipe, the walls below the twelve (12) foot depth and the floor shall be twelve (12) inches thick. Manholes shall be not less than four (4) feet inside diameter and shall be not less than four (4) feet inside diameter and shall be fitted with approved cast iron frame and cover, and approved metal steps.

809 STORM DRAINAGE

- A. Each subdivision and land development shall be provided with a stormwater drainage system with adequate capacity to accommodate all stormwater run-off from the subdivision or land development.

Adequate drainage systems shall include not only the proper drainage of the area of the specific subdivision or land development but shall also include the disposal of the stormwater run-off from the specific subdivision or land development to an adequate outlet or other means of final disposal of the stormwater, such as river, running stream, or existing storm sewer.

- B. The public improvement and utility plans and profiles shall show the final drainage plan and street profiles. They shall be prepared and submitted with the final plat after the approval of the preliminary plat and drainage plan.
- C. The stormwater drainage system shall be planned and designed so that facilities shall be provided throughout the subdivision or land development to accommodate all stormwater run-off of one (1) cubic foot per second and over and that in no case shall more than three hundred (300) lineal feet of street be without stormwater sewer facilities. The minimum size storm sewer shall be fifteen (15) inches in diameter. All storm sewers within street areas shall be constructed with an American Society of Testing Materials (ASTM) approved pipe and joints.
- D. The stormwater drainage system shall be provided with inlets or catch basins constructed normally in pairs, one on each side of the street, not more than four hundred (400) feet apart. Inlets or catch basins shall be constructed of an approved size and material.
- E. Storm sewers shall be provided with manholes, not more than four hundred (400) feet apart. Storm sewer manholes shall be constructed of ASTM approved pre-cast concrete or equivalent.
- F. No stormwater run-off 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 proper and approved provisions being made for taking care of these conditions.
- G. A ditch or brook right-of-way shall be offered for dedication for drainage

purposes. Such right-of-way shall be shown on the drainage plan and on the final plat and shall be of sufficient width to include a ten (10) foot access strip in addition to the width of the ditch or brook as measured from bank top to bank top.

Where a subdivision or land development is traversed by a watercourse, drainageway, or street, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.

- H. Any construction within fifty (50) feet of any drainageway, stream or watercourse or any alteration of a drainageway, stream or watercourse shall be subject to approval of an encroachment permit by the PA Department of Environmental Protection, unless the watershed above the affected area is less than one hundred (100) acres.

810 STORMWATER MANAGEMENT

The following requirements shall apply to all land developments, which propose a total lot coverage by all impervious surfaces in excess of 7,500 square feet, and to all Major Subdivisions and Mobile Home Parks. Still need to show how they are going to convey stormwater, no matter what the square footage is of the land development.

- A. The applicant shall prepare a Stormwater Management Plan in accordance with the standards of the publication "Urban Hydrology for Small Watersheds," Technical Release No. 55, U.S. Department of Agriculture, Soil Conservation Service, June 1986, and as amended or another equivalent engineering or technical design program.
- B. The developer shall consult with the Greene County Office of the Natural Resources Conservation Service before developing storm drainage plans.
- C. The Stormwater Management Plan shall include: how the developer is going to control and convey stormwater, no matter what the square footage, including: (Items 1-7)
 - 1. Pre and post development run-off calculations using a twenty five (25) year storm, twenty-four (24) hour duration storm event.
 - 2. Drawings showing the layout of stormwater retention and conveyance system.

3. Elevations of intake and outfall of pipes.
 4. Details of retention system, including elevations, emergency spillway design, and stage storage requirements.
 5. Any applicable permits that may be necessary for outfall structures into drainageways.
 6. A narrative with a construction sequence to ensure proper installation of the system.
 7. A maintenance plan for the retention and conveyance system.
- D. The stormwater drainage plan for a subdivision, land development plan or mobile home park shall be designed to assure that post-development stormwater does not leave the property at a greater velocity or volume per second than pre-development stormwater.
- E. During construction, the stormwater management facilities shall be subject to inspection by the Land Development Officer or a consulting engineer retained by the Board of County Commissioners.

811 WATER SUPPLY

- A. The developer shall provide the subdivision or land development with a complete water main supply system which shall be connected to a Municipal water supply, or a community water supply approved by the Pennsylvania Department of Environmental Protection with satisfactory provisions for the maintenance thereof; except when such Municipal or community water supply is not available. If a public or community water supply is not available or proposed and shown not to be feasible to the satisfaction of the Planning Commission, the developer shall be required to include such declarations on the Preliminary Plat and Final Plat.
- B. The plans for the installation of the mains for the water supply system shall be prepared in cooperation with the applicable water utility company or Authority.
- C. If the water distribution system cannot be tied into an approved public or semi-public system, a private system shall be utilized, but it shall be installed and operated in full compliance with the latest construction standards as set forth by the Department of Environmental Protection for such a facility.

812 UTILITY SERVICE AREAS

- A. Installation of gas mains, electric conduits, and telephone conduits, including house services therefore, shall be arranged by the subdivider with the respective utility company. Where such utilities, including water mains, sanitary sewers, and storm sewers, are designed for location within the street area, the subdivider shall provide for their installation prior to the construction of the roadway pavement foundation.
- B. In large scale developments, easements along rear property lines or elsewhere for utility installation may be required. Easements shall be located in consultation with the companies or municipal departments concerned. Such easements shall be a minimum of twenty (20) feet wide for construction purposes. After construction is complete, and if a twenty (20) foot easement is not necessary for maintenance, the easement may be reduced to ten (10) feet upon approval of the Planning Commission and concurrence of the utility company utilizing the easement. No planting of shrubs or trees or building of fences or other obstructions shall be permitted on such easement.

813 LOTS AND PARCELS

813.1 General Standards

- A. The design and layout of the lots and parcels in a subdivision or land development should demonstrate flexibility, economy and ingenuity in accordance with modern and evolving principles of site planning and development.
- B. The size, shape and orientation of lots shall be appropriate for the type of development and use contemplated.
- C. Insofar as is practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
- D. Excessive depth and excessive irregularity in lots shall be avoided. Generally, the depth of residential lots shall be not less than one (1) nor more than two and one-half (2 1/2) times their width.
- E. Depth and width of parcels intended for non-residential use shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping and any other requirements established by the Planning Commission.
- F. In a subdivision there shall be no landlocked remnants of land or unbuildable parcels, which are not incorporated in existing or proposed lots or legally,

dedicated to public use with an easement for access.

813.2 Lot Frontage

All residential lots in subdivisions shall front on a public street. Flag lots shall be permitted only in Lot Splits and Minor Subdivisions, provided the minimum frontage on the public street is fifty (50) feet.

813.3 Distance Between Buildings

In all residential and non-residential land developments which propose two (2) or more buildings on the same lot, the minimum distance between buildings shall be thirty (30) feet.

813.4 Lot Sizes

- A. Nonresidential Uses. There shall be no minimum lot area or lot width required, unless regulated by a local zoning ordinance in the Municipality in which the development is proposed.
- B. For all residential uses, except lots in a Mobile Home Park which are regulated by Article IX of this Ordinance, the following minimum lot area and lot width requirements shall apply:
 - 1. Where neither public water supply nor public sewerage facilities are provided, each lot shall have a minimum area of twenty thousand (20,000) square feet with one hundred (100) foot minimum lot frontage, except where a flag lot is authorized.
 - 2. Where only public water is provided but not public sanitary sewage disposal, each lot shall have a minimum area of fifteen thousand (15,000) square feet with a seventy-five (75) foot minimum lot frontage, except where a flag lot is authorized.
 - 3. Where both public water supply and public sewerage facilities are provided, either existing or authorized to be installed, each lot shall have a minimum of seven thousand five hundred (7,500) square feet with a sixty (60) foot minimum lot frontage, except where a flag lot is authorized. However, in such areas, two-family dwellings, townhouse and multi-family structures shall be permitted, if local zoning ordinances do not prohibit such use, provided the lots have a minimum area per dwelling unit of five thousand (5,000) square feet for two-family dwellings and two thousand (2,000) square feet per dwelling unit for multi-family structures. Where townhouse structures

are proposed, there shall be no more than ten (10) dwelling units per structure and there shall be a minimum distance of thirty (30) feet between each such structure. A minimum of three thousand (3,000) square feet per dwelling unit shall be provided for each such townhouse structure.

For townhouse structures, a minimum lot area may be recorded for each unit which is less than the minimum required three thousand (3,000) square feet per dwelling unit provided the additional area necessary to meet the minimum of three thousand (3,000) square feet per dwelling unit is part of common open space in the plan in which each of the lot owners has a shared interest.

4. The minimum areas may be increased when compliance with the Department of Environmental Protection, Title 25, Part I, Article I, Chapter 73, "Standards for Sewage Disposal Facilities" or any other regulation warrant such an increase.

813.5 Building Line (Setback)

In the event that a Municipality does not have an Ordinance establishing a definite front yard setback or building line, then the following standards shall prevail for all residential uses, except Mobile Home Parks which are regulated by Article IX of this Ordinance. If there is a conflict between this Ordinance and any Municipal ordinance governing setbacks, the municipal ordinance shall apply.

- A. On streets determined to be arterial streets by the Planning Commission, the minimum building line shall be twenty-five (25) feet, measured from the right-of-way of any existing or proposed street.
- B. On streets determined to be collector streets by the Planning Commission, the minimum building line shall be twenty-five (25) feet, measured from the right-of-way of any existing or proposed street.
- C. On streets determined to be minor streets, marginal access streets or cul-de-sac streets by the Planning Commission, the minimum building line shall be twenty-five (25) feet, measured from the right-of-way of any existing or proposed street.
- D. Corner Lots - In addition to providing the preceding building line requirements along both street frontages, corner lots shall provide a rear building line of twenty-five (25) feet along the property line which is opposite the front yard on which the structure faces and the remaining side yard shall have a minimum side building line of twenty (20) feet. Corner lots shall be at least twenty (20%) percent larger in area to accommodate these building lines and provide sufficient yard areas.

- E. Double Frontage and Reverse Frontage Lots - Double frontage and reverse frontage lots shall be avoided except where required by Section 803.1-F of this Ordinance to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such traffic artery or other disadvantageous use.
- F. Lots on a Curve or Cul-de-sac - The arc distance on the street right-of-way shall be not less than thirty-five (35) feet and the minimum lot width may be measured along the building line.

814 OFF-STREET PARKING

The following requirements shall apply only to Land Developments governed by Article VI.

- A. The minimum number of off-street parking spaces per dwelling unit shall be as follows:

<u>Dwelling Unit</u>	<u>Parking Spaces Per Dwelling Unit</u>
<u>Multi-family Dwellings:</u>	
Efficiency Apartments	1.0
One-Bedroom Apartment	1.5
Two-Bedroom Apartment	1.75
Three-Bedroom Apartment	2.0
Townhouse	2.0

- B. Apartment units shall be provided with an additional 0.5 parking space per dwelling unit for visitors. All parking for visitors shall be properly identified and shall be located within reasonable walking distance of the dwelling units it is serving.
- C. All parking spaces which serve townhouses and multi-family dwellings shall be paved in accordance with Section 814-N.
- D. All off-street parking spaces shall be approximately level with provisions for drainage, and shall be parallel with the contour lines of the finished grade
- E. Head-in parking ninety degrees (90E) shall be encouraged rather than angle parking. If angle parking is proposed, the angles permitted shall be 45E or 60E. Aisle widths required shall be based on the angle of the parking as follows:

Bay Widths Bay Widths

	<u>Aisles</u>	<u>Parking- Both Sides</u>	<u>Parking- One Side</u>
90 degree parking	24-25 feet	65 feet	45 feet
60 degree parking	18 feet	58 feet	38 feet
45 degree parking	13 feet	53 feet	33 feet

- F. Head-in off-street parking is acceptable if the following requirements are met as a minimum. Each parking area of such design shall not exceed a total number of fourteen (14) parking spaces and such parking areas shall be permitted only on minor streets. The developer will be encouraged to locate these parking areas on the opposite side of the street from buried utility lines.
- G. Commercial and industrial land developments shall provide off-street parking in accordance with the following schedule:

USE	PARKING SPACES REQUIRED
Church, Fire Station Social Hall	One (1) per four (4) seats or 80 lineal inches of pew, or if there are no pews or seats, one (1) per 15 sq. ft. of floor area used for assembly
Day Care Center / Nursery School	One (1) for each teacher and/or employee on largest shift plus one (1) space per each six (6) students
Public Utility Buildings	One (1) per employee on peak shift plus one (1) for each service vehicle stored on lot.
Schools, Elementary and Junior High	One (1) for each employee or faculty member
Schools, Secondary and Post Secondary	One (1) for each employee or faculty member plus one (1) for each ten (10) students.
Theater, Auditorium or Gymnasium	One (1) per four (4) seats.
Hospitals and Nursing Homes	One (1) per three (3) beds and one (1) for each employee on the peak working shift.
Hotel/Motel	One (1) per employee on peak shift plus one (1) per sleeping unit.
Professional & Business Offices	One (1) for every three hundred (300) square feet of gross floor area of building.
Banks and Financial Institutions	One (1) per three hundred (300) square feet of gross floor area of building plus five (5) off-street waiting spaces per drive-in window.

Clinics	One (1) for each staff plus three (3) for each examining or treatment room or other patient service position.
Group Care Facility, Personal Care Boarding Home or Transitional Dwelling	One (1) for each employee on peak shift plus one (1) for each resident authorized to drive plus one (1) for each six (6) beds.
Retail businesses, personal service establishments	One (1) for each two hundred fifty (250) square feet of gross floor area of building.
Garden Centers	One (1) parking space for each 300 square feet of gross floor area of the building plus one (1) space for each 600 square feet of outdoor sales area.
Eating and drinking establishments	One (1) for each seventy-five (75) square feet of floor area devoted to patron use plus one (1) for each employee on peak working shift.
take-out Restaurants (No Indoor Seating)	One (1) for each 50 square feet of floor area located between the service counter and the entrance plus one (1) for each employee on peak shift.
Bowling Alleys	Five (5) for each alley.
Tennis, Racquetball and Handball Courts	One (1) per employee plus four (4) for each court.
Golf Courses	Eight (8) for each hole plus one (1) for each employee.
Miniature Golf Courses	Two (2) for each hole plus one (1) for each employee.
Swimming Pools, Public or Commercial	One (1) for each fifty (50) square feet of surface water area.
Funeral Homes	Twenty-five (25) for the first parlor plus ten (10) for each additional parlor.
Indoor places of assembly	One (1) for each seventy-five (75) square feet of floor area devoted to seating.
Libraries/Museums	One (1) for each two hundred fifty (250) square feet of gross floor area of building.
Vehicle Sales	One (1) per each 1,000 square feet of indoor and outdoor display area plus the

	requirement for a service station for the area devoted to vehicle servicing and repairs.
Service Stations/Vehicle Repair Garages	Four (4) for each bay plus one (1) for each employee on peak shift plus one (1) for each business vehicle.
Manufacturing	One (1) for each one thousand five hundred (1,500) square feet of gross floor area of building or one (1) for each employee on the peak working shift, whichever is greater.
Warehousing, Freight Terminals, Wholesaling	One (1) for each two (2) employees on peak working shift.
Mini-Warehouses, Self-Storage Buildings	Two (2) spaces for the Manager's living quarters, if any, plus one (1) space for each twenty-five (25) rental units located near the rental office and reserved for prospective customers. In addition, a thirty (30) foot wide aisle between rental units shall be paved to provide traffic circulation and parking areas for loading and unloading adjacent to each rental unit.
Flex Space	Each portion of the floor area used for Office, Manufacturing and/or Warehousing shall meet the minimum requirements of this subsection for that specific use.
All Other Uses	One (1) for each three (3) occupants at maximum permitted occupancy or one (1) for each three hundred (300) square feet of gross floor area or lot area devoted to the use, whichever is greater.

- H. In calculating the required off-street parking required by Section 814 - G, above, the following shall apply:
1. When the calculation of required parking spaces results in a requirement of a fractional parking space, any fraction shall be counted as one (1) parking space.
 2. Where more than one (1) use exists on a lot, parking requirements for each use shall be provided.

- I. Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet, exclusive of access drives or aisles, shall have minimum dimensions of either ten (10) feet in width and eighteen (18) feet in length or nine (9) feet in width and twenty (20) feet in length, unless the Municipality in which the land development is located requires otherwise. Parking areas shall be maintained free from obstruction. Parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto the cartway of any arterial or collector street.
- J. Required parking spaces shall be located on the same lot with the principal use.
- K. In parking areas which contain five (5) or more spaces, all parking spaces shall be clearly delineated by painted lines or markers. Parking spaces shall be provided with bumper guards or wheel stops, where necessary, for safety or protection to adjacent structures or landscaped areas. All vehicular entrances and exits to parking areas shall be clearly marked for all conditions. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings. Handicapped parking shall be appropriately marked.
- L. Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from any adjoining residential dwelling and away from any streets or highways. If lighting is proposed, lighting units shall be located not more than eighty (80) feet apart and the lighting system shall furnish an average minimum of 2.0 foot candles during hours of operation.
- M. Parking areas containing more than five (5) parking spaces shall be effectively screened by a six (6) foot compact evergreen hedge along any property line which adjoins a residential dwelling.
- N. All parking areas and access drives, in residential and non-residential land developments shall be paved in accordance with the following standard:

The Access Drive must be a minimum, of twenty feet (20') in width.

A base of not less than six inches (6") of No. 4 aggregate or ten inches (10") of No. 3 aggregate, compacted and surfaced with one (1) course of ID Blacktop two and one-half inches (2 1/2") thick, consisting of one and one-half inches (1 1/2") of binder and one inch (1") of wearing surface.

Any request for a waiver of this requirement shall be submitted in accordance with the procedures specified in Article X of this Ordinance and shall, at a minimum, document the following: low rate of traffic generation, minimal number of employees and walk-in trade, distance from a densely

populated area or intensively developed commercial area. In no case shall financial hardship be the sole justification for requesting a waiver of these paving requirements.

815 OFF-STREET LOADING

- A. Any subdivision or land development which proposes a use which requires the receipt or distribution, by vehicle, of material or merchandise, shall provide off-street loading berths in accordance with the following requirements:

USES: Department stores, freight terminals, industrial or manufacturing establishments, retail or wholesale stores, personal or business service establishments, storage warehouses or any similar uses which receive deliveries by tractor-trailer:

Gross Floor Area	Number of Berths Required
Under 10,000 sq. ft.	None
10,000 to 19,999 sq. ft.	1 berth
20,000 to 39,999 sq. ft.	2 berths
40,000 to 65,000 sq. ft.	3 berths
For each additional 20,000 sq. ft.	1 additional berth

USES: Auditoriums, convention or exhibit halls, sports arenas, hotels, office buildings, restaurants, nursing homes, hospitals, schools, apartment buildings, public buildings and similar uses which receive deliveries by tractor-trailer:

Gross Floor Area	Number of Berths Required
Under 40,000 sq. ft.	None
40,000 to 59,000 sq. ft.	1 berth
60,000 to 99,999 sq. ft.	2 berths
100,000 to 160,000 sq. ft.	3 berths
Over 160,000 sq. ft.	4 berths

- 2. **Size:** Each loading berth shall be at least twenty-five (25) feet in length and twelve (12) feet in width with an overhead clearance of fourteen (14) feet. The area used for loading berths shall not be used to satisfy parking area requirements and shall not block any driveway used for circulation through.

3. **Access:** Loading berths shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto public streets. Loading berths shall have direct access to a driveway and shall be maintained free from obstruction.
4. **Location:** All loading berths shall be located on the same lot with the principal use they are intended to serve. Loading berths shall not be located in a required front yard unless there is no other feasible location on the site. Loading berths shall be located at least thirty (30) feet from the nearest point of intersection of any two (2) streets.
5. **Screening:** Loading berths shall be screened by a six (6) foot hedge, wall or opaque fence on all sides which face any residential use.
6. **Surfacing:** All loading berths shall be paved in accordance with the applicable requirements of Section 814-N for the parking area and shall be graded with positive drainage to dispose of surface water.
7. **Lighting:** Any lighting used to illuminate loading berths shall be designed to reflect from any adjoining residential use.

816 EASEMENTS FOR PUBLIC SERVICE UTILITIES

- A. Adequate easements or dedications for public service utilities shall be provided for sewer, water, stormwater, electric power, gas lines and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with an easement.
- B. No development plan shall be approved or construction commenced unless the public service utility involved has had time to review the plan. It is the developer's responsibility to contact and provide the plan of development to the utility. Exact details of service and easement requirements shall be supplied by the utility.
- C. To the fullest extent possible, easements shall be centered on, or adjacent to, rear or side lot lines.

817 SURVEY MONUMENTS, BENCH MARKS AND LOT PINS

In all subdivisions, other than lot splits, steel or iron pins one-half inch (1/2") in diameter and thirty (30) inches deep shall be set at all boundary corners and angle points of boundary. In all major subdivisions and in all land developments, all lot corners shall be staked and plainly marked with metal pins, where feasible. In

minor subdivisions, the County Planning Commission may waive the requirement for the number of iron pins. The location and tie-in dimensions of all markers shall be shown on the plan for recording.