

Chapter 146

SUBDIVISION AND LAND DEVELOPMENT

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[HISTORY: Adopted by the Board of Supervisors of the Township of Greene 7-5-1996 by Ord. No. 2-96. Amendments noted where applicable.]

GENERAL REFERENCES

Planning Commission — See Ch. 35.
Building construction — See Ch. 66.
Numbering of buildings — See Ch. 71.

Streets and sidewalks — See Ch. 142.
Zoning — See Ch. 170.

ARTICLE I
General Provisions

§ 146-1. Short title.

This chapter shall be known and may be cited as the "Subdivision and Land Development Ordinance of the Township of Greene."

§ 146-2. Authority.

This chapter is adopted pursuant to the authority delegated to the Township of Greene by the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as reenacted and amended by Act No. 170 of 1988.¹ This chapter is further adopted to, in part, effectuate provisions,

1. Editor's Note: See 53 P.S. § 10101 et seq.

goals and directions of the Comprehensive Plan of the Township of Greene, which was adopted and approved by action of the Board of Supervisors of the Township of Greene by Resolution No. 6-90 on November 6, 1990, as reviewed, updated and amended.

§ 146-3. Purpose; submission of plats.

- A. The purpose of this chapter is to protect the public health, safety and general welfare of the citizens of Greene Township while, at the same time, implementing cost-saving efficiency. In protecting the health, safety and welfare of the citizens, one of the objectives of this chapter is to maintain the rural and agricultural atmosphere of the Township. The provisions of this chapter shall be administered to ensure orderly growth and development and shall be used to supplement and facilitate implementation of provisions of other official documents within the Township, such as the Comprehensive Plan; Chapter 170, Zoning, with official map; the Building Code; and Article IX of this chapter.
- B. All subdivision and land development plats of land situated within Greene Township must be submitted for approval to the Greene Township Board of Supervisors.

§ 146-4. Jurisdiction.

- A. The provisions of this chapter shall be applicable to all real property, and owners, users and occupiers thereof, located within the boundaries of Greene Township, Beaver County, Pennsylvania.
- B. No subdivision or land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings erected or abutting thereon, except in accordance with the provisions of this chapter.

ARTICLE II
Definitions

§ 146-5. Definitions.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this chapter, have the meanings set forth herein:

ADMINISTRATIVE OFFICER — The Greene Township Code Enforcement Officer.

AGRICULTURAL — The use of land for the production and preparation for market of crops, livestock and livestock products and the production and harvesting of agronomical, horticultural, silvicultural and aquacultural crops and commodities prepared from crops.

APPLICANT — A developer submitting an application for development.

APPLICATION FOR DEVELOPMENT — The application form and all accompanying documents required by ordinance for approval of a subdivision plan or site plan.

APPROVING AUTHORITY — The Greene Township Board of Supervisors.

BUFFER — An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences and/or berms, designed to limit continuously the view of and/or sound from the site to adjacent sites or properties.

BUILDING — A combination of materials to form a permanent structure having walls and a roof, including, but not limited to, all mobile homes and trailers.

CARTWAY — The actual road surface area from curblines to curblines, which may include travel lanes, parking lanes and deceleration and acceleration lanes. Where there are no curbs, the cartway is that portion between the edges of the paved, or hard surface, width.

CHANNEL — The bed and banks of a natural stream which convey the constant or intermittent flow of the stream.

COMMON OPEN SPACE — Land or water within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. It may include complementary structures and improvements, but not streets, off-street parking areas or public open space.

COMMUNITY SEWER SYSTEM — A sewage facility, whether publicly or privately owned, for the collection of sewage from two or more lots, or two or more equivalent dwelling units, and the treatment or disposal, or both, of the sewage on one or more of the lots or at another site.

CONCEPT PLAN — A preliminary presentation and attendant documentation of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.

CONDOMINIUM — Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices and other types of space in commercial and industrial buildings or on real property.

COUNTY — The County of Beaver, Pennsylvania.

COUNTY PLANNING COMMISSION — The Planning Commission of the County of Beaver.

CUL-DE-SAC — A street open to vehicular and pedestrian traffic with one end permanently terminated by a vehicular turnaround.

CULVERT — A structure designed to convey a watercourse not incorporated in a closed drainage system under a road or pedestrian walk.

CURB — A vertical or sloping edge of a roadway.

DEDICATION — An act transmitting property or interest thereto.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) — The Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such department or departments as may in the future succeed it.

DESIGNATED FLOODPLAIN AREAS — A relatively flat or low land area adjoining a river, stream or watercourse which is subject to partial or complete inundation in a one-hundred-year flood.

DESIGN FLOOD — The relative size or magnitude of a major flood of reasonable expectancy, which reflects both flood experience and flood potential and is the basis of the delineation of the floodway, the flood hazard area and the water surface elevations.

DESIGN STANDARDS — Criteria that specifies the standards under which required improvements are established.

DEVELOPER — The legal or beneficial owner or owners of a lot or of any land included in a proposed development. Also, the holder of an option of contract to purchase, or any other person having enforceable proprietary interest in such land who makes, or causes to be made, a subdivision of land or a land development. ²

DEVELOPMENT REGULATION — Zoning, subdivision, site plan, official map, floodplain regulation or other governmental regulation of the use and development of land.

DRAINAGE — The removal of surface water or groundwater from land by drains, grading or other means.

DRAINAGE FACILITY — Any component of the drainage system.

DRAINAGE SYSTEM — The system through which water flows from the land, including all watercourses, waterbodies and wetlands.

DWELLING — Any building which is designated for human living quarters, but not including hotels, boardinghouses, tourist cabins, motels and other accommodations used for transient occupancy.

DRIVEWAY — A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility.

EASEMENT — A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

ENGINEER — A registered professional engineer in Pennsylvania designated by the Greene Township Board of Supervisors as the Greene Township Engineer.

ENVIRONMENTAL CONSTRAINTS — Features, natural resources or land characteristics that are sensitive to improvements and may require conservation measures or the application

2. Editor's Note: The former definition of "development," which immediately followed this definition, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I). See now the definition of "land development."

of creative development techniques to prevent degradation of the environment or may require limited development, or, in certain instances, may preclude development.

EROSION — The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice or gravity.

EXCAVATION — Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.

FENCE — An artificially constructed barrier of wood, masonry, stone, wire, metal or any other manufactured material or combination of materials.

FILL — Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface. It shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade. The material used to make fill.

FINAL APPROVAL — The official action of the Greene Township Board of Supervisors taken on a preliminarily approved major subdivision or site plan, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed, or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantee.

FINAL PLAN — A complete and exact subdivision plan of all or a portion of a subdivision, prepared by a registered land surveyor, for official recording as required by statute, to delineate boundaries, define property rights, proposed streets and all other improvements. If final plans are to be for only a portion of the entire area, a schedule for development of the remainder is required.

FLOODPLAIN — The area along a natural watercourse which may, from time to time, be overflowed by water therefrom.

FLOOR AREA — Area of all floors of buildings or structures.

FRONTAGE — See "lot frontage."

GENERAL DEVELOPMENT PLAN — A plan outlining general, rather than detailed, development intentions. It describes the basic parameters of a major development proposal, rather than giving full engineering details. As such, it allows general intentions to be proposed and discussed without the extensive costs involved in submitting a detailed proposal.

GOVERNING BODY — The Greene Township Board of Supervisors.

GRADE — The slope of a street, or other public way, specified in percentage terms.

GROUND COVER — A planting of low-growing plants or sod that, in time, forms a dense mat covering the area, preventing soil from being blown or washed away and the growth of unwanted plants.

GUTTER — A shallow channel usually set along a curb or the pavement edge of a road for purposes of catching and carrying off runoff water.

HISTORIC SITE — A structure or place of historical significance. May be designated as such by local, state or federal government.

IMPOUNDMENT — A body of water, such as a pond, confined by a dam, dike, floodgate or other barrier.

IMPROVEMENT — Any man-made, immovable item which becomes part of, placed upon or is affixed to real estate.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM — A septic tank, seepage tile sewage disposal system or any other approved sewage treatment device serving a single unit.

LAND DEVELOPMENT —

A. The improvement of one or two or more contiguous lots, tracts or parcels of land for any purpose involving: **[Added 6-3-2003 by Ord. No. 1-2003; amended 6-7-2003 by Ord. No. 1-2004]**

- (1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
- (2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

B. The following shall be excluded from this definition:

- (1) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium;
- (2) The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
- (3) The addition or conversion of building or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

LAND DEVELOPMENT PLAN — A plan prepared in accordance with the application requirements of this chapter for approval of a land development, as defined herein. **[Added 6-7-2004 by Ord. No. 1-2004]**

LIVING UNIT — A residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation. **[Added 6-7-2004 by Ord. No. 1-2004]**

LOT — A designated parcel, tract or area of land established by a plat or otherwise as permitted by law, and to be used, developed or built upon as a unit.

LOT AREA — The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

LOT FRONTAGE — That portion of a lot extending along a street line.

MAINTENANCE GUARANTEE — Any security which may be required and accepted by the Greene Township Board of Supervisors to ensure that necessary improvements will function as required for a specific period of time.

MAJOR SUBDIVISION — Any subdivision not classified as a minor subdivision.

MINOR SUBDIVISION — Subdivisions developed along existing improved public thoroughfares that require no additional streets or street openings or realignment of existing vacant lots, and the division of lots containing more than one principal structure for the purpose of transferring legal ownership of lots or structures and the land on which they are situated, provided that no new land development or new streets or realignment of existing streets is involved.

MOBILE HOME — A factory-assembled structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation. The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the mobile home placed thereon will be moved from time to time at the convenience of the owner. **[Added 6-7-2004 by Ord. No. 1-2004]**

MOBILE HOME ACCESSORY BUILDING OR STRUCTURE — A subordinate building or structure which is an addition to or supplements the facilities provided by a mobile home, such as awnings, cabanas, ramadas, storage structures, carports, porches, fences, skirtings, or windbreaks. **[Added 6-7-2004 by Ord. No. 1-2004]**

MOBILE HOME DEVELOPMENT — A contiguous parcel of land which has been planned and improved for the placement of mobile homes. **[Added 6-7-2004 by Ord. No. 1-2004]**

MOBILE HOME LOT — A parcel of land for the placement of a mobile home and the exclusive use of its occupant. **[Added 6-7-2004 by Ord. No. 1-2004]**

MOBILE HOME PARK — A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots. **[Added 6-7-2004 by Ord. No. 1-2004]**

MODIFICATION — A relaxation or change in the provisions of this chapter that is granted by the governing body in cases where the developer can show to the satisfaction of the governing body that the literal enforcement of the provisions would exact undue hardship because of peculiar conditions pertaining to the land in question.

MOVING LANE — Any traffic lane where traffic movement is the primary, if not sole, function.

MUNICIPALITY — The Township of Greene, Beaver County, Pennsylvania.

MUNICIPALITIES PLANNING CODE — Act of Assembly of July 31, 1968, P.L. 805, as reenacted and amended by Act 170 of 1988.³

3. **Editor's Note:** See 53 P.S. § 10101 et seq.

OFF-SITE — Located outside the lot lines of the lot in question, but within the property (of which the lot is a part) that is the subject of a development application, or on a contiguous portion of a street or right-of-way.

OFF-STREET PARKING SPACE — A parking space provided in a parking lot, parking structure or private driveway.

OFF-TRACT — Not located on the property that is the subject of a development application nor on a contiguous portion of a street or right-of-way.

ON-SITE — Located on the lot in question.

ON-STREET PARKING SPACE — A parking space that is located on a dedicated street right-of-way.

ON-TRACT — Located on the property that is the subject of a development application or on a contiguous portion of a street or right-of-way.

ONE-HUNDRED-YEAR FLOOD — A flood that, on the average, is likely to occur once every 100 years.

OPEN SPACE — Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

OWNER — The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the owner, or other persons having a proprietary interest in the land, shall be deemed to be an owner for the purpose of this chapter.

PARKING LANE — A lane usually located on the sides of streets, designed to provide on-street parking for vehicular traffic.

PARKING SPACE — An area provided for the parking of a motor vehicle.

PAVEMENT — See "cartway."

PERC TEST (PERCOLATION TEST) — A test designed to determine the ability of ground to absorb water and used to determine the suitability of a soil for drainage or for the use of a septic system.

PERFORMANCE GUARANTEE — Any security that may be accepted by Greene Township as a guarantee that the improvements required as part of an application for development are satisfactorily completed.

PERMIT — As used in Article IX of this chapter a written document issued by Greene Township permitting the construction, alteration or expansion of a mobile home development.¹²

12. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

PERSON — An individual, partnership, corporation or other legally recognized entity.

PLAN — A map or maps of a subdivision or site plan.

PLANNED UNIT DEVELOPMENT — An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated and maintained as a single entity containing one or more structures to accommodate commercial or office uses, or both, and appurtenant common areas and other uses incidental to the predominant uses.

PLANNING COMMISSION — The Greene Township Planning Commission.

POTABLE WATER SUPPLY — Water suitable for drinking or cooking purposes.

PREAPPLICATION CONFERENCE — An initial meeting between developers and municipal representatives which affords developers the opportunity to present their proposals informally. This conference is not required, but is an option offered to the developer.

PRELIMINARY APPROVAL — The conferral of certain rights prior to final approval after specific elements of a development plan have been agreed upon by the Planning Commission and the applicant.

PRELIMINARY SUBDIVISION PLAN — A tentative subdivision plan of an entire tract prepared by a registered land surveyor, showing approximate street and lot layout as a basis for consideration and review prior to preparation for a final plan. It must include the entire tract or eventual area that is to be subdivided.

PUBLIC HEARING — A formal meeting held pursuant to public notice by the governing body or Planning Commission, intended to inform and obtain public comment, prior to taking action.

PUBLIC NOTICE — Notice published once each week for two successive weeks in a newspaper of general circulation in Greene Township. Such notice 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 30 days, and the second publication shall not be less than seven days, from the date of the hearing.

PUBLIC OPEN SPACE — An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency or other public body for recreational or conservational uses.

PUBLIC SEWER SYSTEM — A system of sewers, owned and operated by a municipal authority created under the Municipal Authorities Act,¹³ for the collection and disposal of sewage.

RESIDENTIAL DENSITY — The number of dwelling units per gross acre of residential land area, including streets, easements and open space portions of a development.

RETAINING WALL — A structure erected between lands of different elevation to protect structures and/or to prevent the washing down or erosion of earth from the upper slope level.

13. Editor's Note: See 53 Pa.C.S.A. § 5601 et seq.

RIGHT-OF-WAY — A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees or for another special use.

SCREEN — A structure or planting consisting of fencing, berms and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.

SEPTIC SYSTEM — An underground system with a septic tank used for the decomposition of domestic wastes.

SEPTIC TANK — A watertight receptacle that receives the discharge of sewage.

SETBACK — The distance between the street right-of-way line and the front line of a building or any projection thereof, excluding uncovered steps.

SEWAGE — A substance that contains the waste products or excrement or other discharge from the bodies of human beings or animals and noxious or deleterious substances being harmful or inimical to the public health, or to animal or aquatic life, or to the use of water for domestic water supply or for recreation or which constitutes pollution under the Clean Streams Law.¹⁴

SEWER — Any pipe conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

SHOULDER — The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curbline.

SIDEWALK (AREA) — A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way.

SIGHT TRIANGLE — A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

SITE PLAN — An accurately scaled development plan that illustrates the existing conditions on a land parcel, as well as depicting details of a proposed development.

SKETCH PLAN — A drawing, whether or not to scale, depicting a proposed subdivision.

STREET — A public or private way that affords the principal vehicular or pedestrian means of on-grade access to abutting properties. A street may be designated as a highway, thoroughfare, alley, parkway, boulevard, road, avenue, lane, drive, place or other appropriate name.¹⁵

14. Editor's Note: See 35 P.S. § 691 et seq.

15. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

STREET CLASSIFICATIONS — The following street classifications shall apply to all streets in the Township: ¹⁶

- A. **EXPRESSWAY** — Expressways are limited access freeways that carry through traffic between major urban centers and to and from points outside of a region with no local interference.
- B. **ARTERIAL** — Arterials carry major movements of traffic within or through the community.
- C. **COLLECTOR** — Collectors carry the internal traffic movements within the Township and connect developed areas with the arterial system. The collector system simultaneously provides abutting property with road access and accommodates local internal traffic movements.
- D. **LOCAL** — Local streets provide access to immediately adjacent land but normally carry a small portion of the total vehicle miles traveled daily.
- E. **PRIVATE** — Any vehicular way that is not dedicated as a public street.

STRUCTURE — That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. ¹⁷

SUBDIVISION — The division or redivision 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, for lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the division by lease of land for agricultural purposes into parcels of more than 10 acres not involving any new street or easement of access or any residential dwelling shall be exempted.

SURVEYOR — A professional land surveyor licensed by the Commonwealth of Pennsylvania.

TOPSOIL — The original upper layer of soil material to a depth of six inches, which is usually darker and richer than the subsoil.

TREATMENT PLANT — A complete sewage treatment system designed and licensed to treat sewage and discharge effluent into a watercourse.

WATERCOURSE — A stream of water, river, brook, creek or channel or ditch for water, whether natural or man-made.

16. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

17. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

ARTICLE III
Administrative Authorities

§ 146-6. Powers of governing body.

The Greene Township Board of Supervisors shall provide for the orderly administration of this chapter by appointment of appropriate personnel, amendment of provisions hereof as deemed necessary, and by final rejection or approval of each subdivision request submitted to it.

§ 146-7. Duties Township Planning Commission.¹⁸

The Greene Township Planning Commission is charged with the direct administration of this chapter. Approval of subdivision plans by resolution of the Planning Commission is a prerequisite or prior condition to any action being taken thereon by the Township Board of Supervisors. In performing duties and responsibilities hereby assigned to it, the Planning Commission can employ the services of other Township personnel, such as the Township Code Enforcement Officer, the Township Administrative Secretary/Treasurer, the Township Engineer, the Township Solicitor and the Township Sewage Enforcement Officer.

§ 146-8. Duties of Township Administrative Secretary/Treasurer.¹⁹

The duly appointed Administrative Secretary/Treasurer of Greene Township shall be responsible for collection of and receipting for all data required hereunder and delivery of the same to the appropriate administrative agency for action thereon.

§ 146-9. Review by County Planning Commission.

After review and report thereon by the Greene Township Planning Commission and prior to action by the Township Board of Supervisors, all requests for subdivision of property within the Township shall be submitted to the Beaver County Planning Commission for review and comment.

ARTICLE IV
Procedures

§ 146-10. Purpose.

The purpose of this article is to establish the procedure for review and action by the administrative agencies on applications for subdivisions. The process is intended to provide orderly and expeditious processing of such applications.

18. Editor's Note: See Ch. 35, Planning Commission.

19. Editor's Note: See Ch. 47, Secretary/Treasurer, Administrative.

§ 146-11. Preapplication; conference.

For the purpose of expediting applications and reducing subdivision and site plan design and development costs, the developer and/or owner may, but is not required to, request a preapplication conference in accordance with the following:

- A. Preapplication conference. Prospective subdividers may arrange a preapplication conference with the Township Planning Commission to determine the practical and legal feasibility of the proposed project prior to the development of formal preliminary plan preparation. An appointment shall be made at least 10 days prior to the Commission's regular meeting date. No fee shall be required for said conference.
- B. Documentation. Submission of the following information at the preapplication conference is recommended:
 - (1) General information. A general description of existing covenants, land characteristics, the availability of community facilities and utilities. Also, information relating to the proposed subdivision, such as the appropriate number of lots, typical lot width and depth, commercial areas, playgrounds, park areas, other public areas, proposed protective covenants, proposed utility and street improvements.
 - (2) Topographic and location map. Existing USGS quadrangle sheet or other acceptable map showing the location and topographic features of the site.
 - (3) Sketch plan. A simple sketch of the tract boundaries, proposed layout of streets, lots, significant topographic modifications contemplated and other features in relation to existing conditions.
 - (4) Timing. A projected timetable for development of the project, including the anticipated schedule of project phasing.
 - (5) Fee. No fee shall be charged for the preapplication conference.
 - (6) Consideration should be given to possible hazards to health, safety and welfare. Land shall not be recommended for subdivision until such hazards are properly addressed. Land subject to flooding, slides due to soil type or slope or excavation, excessive erosion, improper drainage, mine subsidence problems, or land unsuited for on-site sewage disposal shall be deemed hazardous and shall require a specific demonstration of measures to remove the identified hazard-producing condition.
 - (7) In assessing the suitability of the plan, the Planning Commission shall consider the Township's future land use projections and any other appropriate plans.
- C. Effect of preapplication conference. The applicant shall not be bound by the discussions, comments or summation of the preapplication conference, nor shall the Township Planning Commission, the County Planning Commission or the Township Board of Supervisors be bound by any such review.

§ 146-12. Filing of applications; contents; action.

- A. The following applications may be filed:
- (1) Exempt subdivision.
 - (2) Minor subdivision.
 - (3) Major subdivision.
 - (4) Preliminary approval.
 - (5) Final approval.
- B. Content of application. An application shall include the items specified in Article V of this chapter, which constitutes a checklist of items to be submitted for subdivision review.
- C. Action on applications.
- (1) All applications for approval of a plat, whether preliminary or final, shall be acted upon by the Township Supervisors not later than 90 days following the date of the regular meeting of the Planning Commission next following the date the application is filed, provided that, should the said next regular meeting occur more than 30 days following the filing of the application, the said ninety-day period shall be measured from the 30th day following the day the application has been filed.
 - (2) The decision of the Supervisors shall be in writing and shall be communicated by the Township Administrative Secretary/Treasurer to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.
 - (3) When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.
 - (4) If the Planning Commission requests additional data or plan changes as conditions precedent to approval, the subdivider may, in lieu of having a disapproval or conditional approval sent to the governing body, request another review meeting to provide the requested documentation. The subdivider shall submit the request to the Planning Commission in writing within five working days (Monday through Friday, holidays excluded) of the initial review meeting and shall further agree in writing to an extension of the original ninety-day review period, if requested by the Planning Commission.

§ 146-13. Application for agricultural exempt subdivision.

- A. The applicant will be required to submit to the Township Administrative Secretary/Treasurer the following:

- (1) A survey certified by a surveyor showing all resulting parcels are 10 acres or larger in size, showing no new streets are created, and showing access to public road(s) from all resulting parcels, as well as a notarized and signed copy of the written lease.
 - (2) Notarized affidavits from all owners of all proposed resulting parcels signifying the intent of the owner(s) to use the parcel for agricultural purposes.
- B. Determination of exempt subdivision. Final approval of an application for exempt subdivision determination shall be made by the Township Board of Supervisors only, and only after the Township Board of Supervisors has received and reviewed a recommendation for said determination from the Township Planning Commission.

§ 146-14. Application for minor subdivision.

- A. The governing body may waive the normal requirements for preliminary and final plans for minor subdivisions, as defined in this chapter, which require no additional streets or street openings, upon application of the subdivider for waiver of said requirements. In the case where a waiver is granted, an application for plan approval shall be filed at least 15 days prior to the regular monthly meeting of the Planning Commission along with the plans and data required in Article V.
- B. Completing application. The Township Administrative Secretary/Treasurer shall declare the application complete or incomplete within a period of 30 days of its submission. If complete, the Township Administrative Secretary/Treasurer will submit the same to the Township Planning Commission for review and action. If incomplete, the applicant will be notified in writing, by first-class mail, of the documentation found to be lacking.
- C. Review of minor subdivision plan. The Township Planning Commission will review the minor subdivision plan to determine if it meets the standards set forth in this and other Township ordinances, All mandated reviews by governmental agencies and enforcement officials and all standards and procedural requirements specified for preliminary and final subdivision plan approvals shall apply to minor subdivision plan applications.
- D. Resubdividing or replatting. In the combination or recombination of lots or portions of previously plotted lots when the resultant lots are increased in street frontage and total area size so that they reach or exceed the standards of this chapter and the street pattern is in conformity to the Comprehensive Plan, the procedures and regulations heretofore described for minor subdivision shall apply except as they may be further relaxed by the governing body.

§ 146-15. Application for major subdivision.

- A. Preliminary plan. An applicant requesting preliminary approval of a major subdivision shall submit the plan as hereinbelow designated in the prescribed form, together with the designated fee and evidence that no taxes or assessments are outstanding against the property. Where the preliminary plan covers only a part of the subdivider's entire

holding, a sketch shall be included on the plan of a prospective site and street configuration for the future use of the remainder of the property.

- (1) Application filing. Following the (optional) preapplication conference, the subdivider shall prepare and submit to the Township Planning Commission, by delivery to the Township Administrative Secretary/Treasurer at least 15 days prior to the regular monthly meeting of the Planning Commission, copies of the preliminary plan. The number of copies to be filed shall be specified by the Planning Commission. Upon receipt of the plan, the Township Administrative Secretary/Treasurer shall forward copies to the Beaver County Planning Commission for a review and report. The Township shall not give final approval of such application until the county report is received, or until the expiration of 30 days from the date the application was forwarded to the county.
- (2) Review of preliminary plan.
 - (a) In addition to submission of the preliminary plan to the Township Planning Commission, the Township Administrative Secretary/Treasurer will also forward one copy of the preliminary plan to the Township Solicitor (if requested by the Planning Commission, the Board of Supervisors or the Code Enforcement Officer), the Township Engineer, the Code Enforcement Officer and the Township Sewage Enforcement Officer for their review and comment to the Township Planning Commission at or prior to the Township Planning Commission meeting at which the application is to be considered.
 - (b) In cases where the subdivision adjoins an existing state highway or has proposed streets entering onto a state highway, the applicant is required to submit the plans to the Pennsylvania Department of Transportation for review and comment to the Township Planning Commission.
 - (c) In cases where the subdivision abuts any stream or natural watercourse, the applicant is required to submit the plans to the Pennsylvania Department of Environmental Protection for review and comment to the Township Planning Commission.
 - (d) The Township Planning Commission will review the preliminary plan to determine if it meets the standards set forth in this chapter and other ordinances of the Township.
 - (e) The Township Planning Commission will act on the preliminary plan within 60 days of the official filing date, but, in any event, shall act on the plan in time for the Township Board of Supervisors to render its decision within 90 days from the official filing date. The Planning Commission shall notify the subdivider of the scheduled meeting place, date, time and agenda if the plan is to be reviewed at a later date.
 - (f) In the event any modification from this chapter is requested by the applicant, the modification, and the justifications for its necessity, shall be forwarded together with a recommendation by the Township Planning Commission to the Board of Supervisors for consideration.

- (3) Planning Commission recommendation. The Township Planning Commission shall recommend whether the preliminary plan shall be approved, approved with modifications or disapproved, and shall notify the Township Board of Supervisors in writing thereof, including, if disapproved, a statement of reasons for such action.
 - (4) Approval of preliminary plans.
 - (a) The Township Board of Supervisors shall act on the preliminary plan within 90 days of the official filing date. Failure to do so shall be deemed an approval. Before acting on a preliminary plan, the Township Board of Supervisors may hold a hearing thereon after public notice.
 - (b) The Township Board of Supervisors shall notify the applicant of its decision to approve, approve with conditions or disapprove the preliminary plan in writing. Such notice shall be given to the applicant in person or mailed to him at his last-known address not later than 15 days following the decision. If the plan is approved with conditions acceptable to the developer and accepted by him in writing, or disapproved, the Township Board of Supervisors shall specify in its notice the conditions which must be met and/or the defects found in the plan and the requirements which have not been met, including specific reference to provisions of any statute or ordinance which have not been fulfilled.
 - (c) Approval of the preliminary plan shall constitute approval of the subdivision or land development as to the character and intensity of development, the arrangement and approximate dimensions of streets, lots and other planned features. The approval binds the subdivider or developer to the general scheme of the subdivision shown, unless a revised preliminary plan is submitted, and permits the subdivider to proceed with final detailed design of improvements, to arrange for guarantee to cover installation of the improvements and to prepare the final plan. Approval of the preliminary plan does not authorize the sale of lots nor the recording of a preliminary plan.
- B. Final plan. An applicant requesting final plan approval of a major subdivision shall submit the plan as hereinbelow designated in the prescribed form, together with the designated fee and evidence that no taxes or assessments are outstanding against the property.
- (1) Application filing.
 - (a) Approval of a preliminary plan shall be prerequisite to the filing of a final plan with the Township Planning Commission, except that the requirement for a preliminary plan approval may be waived following a preapplication conference (see Article IV), provided that the subdivision plan complies with the definition for a minor subdivision or the subdivider does not contemplate further subdivision of the parcel, submits a scale drawing of the entire parcel that delineates the areas to be subdivided and complies with all requirements for final plans as specified in this chapter and all other applicable local, county, state and federal rules and regulations.

- (b) The subdivider shall prepare and submit to the Township Planning Commission, by delivery to the Township Administrative Secretary/Treasurer at least 15 days prior to the regular monthly meeting of the Planning Commission, copies of the final plan. The number of copies to be filed shall be specified by the Planning Commission. Upon receipt of the plan, the Township Administrative Secretary/Treasurer shall forward copies to the Beaver County Planning Commission for a review and report. The Township shall not give final approval of such application until the county report is received or until the expiration of 30 days from the date the application was forwarded to the county.
- (2) Review of final plan.
 - (a) In addition to submission of the final plan to the Township Planning Commission, the Township Administrative Secretary/Treasurer will also forward one copy of the plan to the Township Solicitor (if requested by the Planning Commission, the Board of Supervisors or the Code Enforcement Officer), the Township Engineer, the Township Code Enforcement Officer and the Township Sewage Enforcement Officer for their review and comment to the Township Planning Commission at or prior to the Township Planning Commission meeting at which the application is to be considered.
 - (b) The Township Planning Commission will review the final plan to determine if it meets the standards set forth in this chapter and other ordinances of the Township.
 - (c) The Township Planning Commission will act on the final plan within 60 days of the official filing date, but, in any event, shall act on the plan in time for the Township Board of Supervisors to render its decision within 90 days from the official filing date. The Planning Commission shall notify the subdivider of the scheduled meeting place, date, time and agenda if the plan is to be reviewed at a later date.
 - (3) Planning Commission recommendation. The Township Planning Commission shall recommend whether the final plan shall be approved, approved with modifications or disapproved and shall notify the Township Board of Supervisors in writing thereof, including, if disapproved, a statement of reasons for such action.
 - (4) Approval of final plans.
 - (a) The Township Board of Supervisors shall act on the final plan within 90 days of the official filing date. Failure to do so shall be deemed an approval. Before acting on a final plan, the Township Board of Supervisors may hold a hearing thereon after public notice.
 - (b) The Township Board of Supervisors shall notify the applicant of its decision to approve, approve with conditions or disapprove the final plan in writing. Such notice shall be given to the applicant in person or mailed to him at his last-known address not later than 15 days following the decision. If the plan is approved with conditions acceptable to the developer and accepted by him

in writing, or disapproved, the Township Board of Supervisors shall specify in its notice the conditions that have not been met, including specific reference to provisions of any statute or ordinance which have not been fulfilled.

- (c) If the final plan is approved subject to conditions, the Township Board of Supervisors shall not endorse the plan until all of the conditions have been met.
 - (d) From the time an application for approval of a preliminary or final plan is duly filed as provided in this chapter, and while such application is pending approval or disapproval, no change or amendment of Chapter 170, Zoning; this chapter or other governing ordinance or plan shall affect the decision on such application adversely to the applicant, and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in government regulations.
 - [1] When an application for approval of a plan has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval, within five years from such approval.
 - [2] Where final approval is preceded by preliminary approval, the five-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.
 - (e) If the Township Board of Supervisors approves the final plan or grants a conditional approval, it shall set the amount of bonding or other security necessary to guarantee the construction of improvements and community facilities and shall state such amount in the notice to the applicant.
- (5) Recording of final plans.
- (a) Upon approval of the final plan, the subdivider or developer shall prepare one transparent reproduction of the original final plan on stable plastic base film and no less than six prints thereof, which shall be submitted to the Township Board of Supervisors not later than 30 days after approval. These plans, upon satisfaction of all conditions attached to the approval, will be signed by the Township Board of Supervisors. The plastic original of the signed final plan shall be recorded in the office of the Recorder of Deeds of Beaver County within 90 days after approval of the final plan, or the approval of the Township Board of Supervisors shall be null and void. The

final plan must be recorded before proceeding with the sale of lots or construction of buildings.

- (b) Recording the final plan shall be an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park reservations and other public areas to public use unless reserved by the subdivider as hereinafter provided. The approval of the final plan shall not impose any duty upon the Township Board of Supervisors or Greene Township concerning maintenance or improvements by ordinance or resolution.
- (c) The subdivider shall place a notation on the final plan if there is no offer of dedication to the public of streets and certain designated public areas, in which event, the title to such areas shall remain with the owner, and Greene Township shall assume no responsibility for improvement or maintenance thereof, which fact shall be noted on the final plan.

ARTICLE V

Specification of Documents to be Submitted

§ 146-16. Required documents; waiver.

This article shall designate all documents to be submitted to the Township Administrative Secretary/Treasurer for each type of procedure addressed in Article IV of this chapter. In specific cases and for documented reasons, the Township Board of Supervisors may waive the submission of a particular document. The reasons for the waiver shall be indicated in the minutes of the Township Board of Supervisors.

§ 146-17. Chart of documents.

The following chart lists the standard documents required to be submitted. As indicated, some may be waived as indicated in §146-16 hereof; also, others may be required if the Township Board of Supervisors determines that valid circumstances exist for requiring information or documentation not set forth in this chart:

		Required Submission Documents		
Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
	I. Project - Plan Information			
1.	Name, address of owner and applicant	X	X	X

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
2.	Name, signature, license number, seal and address of engineer, land surveyor, architect, planner and/or landscape architect, as applicable, involved in preparation of plan	X	X	X
3.	Title block denoting type of application, tax map sheet, county, name of municipality, block and lot and street location	X	X	
4.	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500 feet; date of current survey	X	X	X
5.	A schedule of required and provided zone district requirements, including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X
6.	North arrow and scale	X	X	X

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
7.	Proof that taxes are current	X	X	X
8.	Signature blocks for Chairman and Administrative Secretary/Treasurer of the Township Board of Supervisors	X	X	X
9.	Appropriate certification blocks	X	X	X
10.	Monumentation	X		X
11.	One of 10 standardized sheets: 18 inches by 24 inches or 22 inches by 34 inches ²⁰	X	X	X
12.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and rights-of-way, and center line curves on streets	X		X
13.	Acreage of tract to the nearest tenth of an acre	X		X
14.	Date of original and all revisions	X	X	X

20. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
15.	Size and location of all existing or proposed structures, both within and up to 60 linear feet from the subdivision perimeter, with all setbacks dimensioned, plus specified setback and building lines for all parcels within the subdivision	X	X	X
16.	Location and dimensions of any existing or proposed streets or private rights-of-way (minor plans only)	X	X	X
17.	All proposed lot lines and area of lots in square feet and acreage	X	X	X
18.	Copy and/or delineation of any existing or proposed deed restrictions or covenants	X	X	X
19.	Any existing or proposed easement or land reserved for or dedicated to public use	X	X	X
20.	Development stages or staging plans		X	X

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
21.	List of required regulatory approvals or permits ¹	X		X
22.	List of variances required or requested	X	X	X
23.	Requested or obtained design waivers or exceptions ¹	X	X	X
24.	Payment of application fees	X	X	X
II. Setting - Environmental Information				
25.	Property owners and lines of all parcels within 200 feet identified on most recent tax map sheet		X	X
26.	All existing streets, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site		X	X
27.	Existing rights-of-way and/or easements, septic systems and water systems on and within 200 feet of tract		X	X

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
28.	Existing and proposed contour intervals based on USC& GS data. Contours to extend at least 200 feet beyond subject property as follows: up to 3% grade = 2 feet 3%+ grade = 5 feet		X	X
29.	Boundary, limits, nature and extent of wood areas, specimen trees and other significant physical features (details may vary)		X	X
30.	Existing system of drainage of subject site and of any larger tract or basin of which it is a part		X	X
31.	Drainage area map		X	X
32.	Drainage calculations		X	X
33.	Perc tests	X	X	X
III. Improvements and Construction Information				
34.	Proposed utility infrastructure plans, including sanitary sewer, septic systems, water, stormwater management, telephone, electric and cable TV		X	X

Required Submission Documents

Item No.	Description	Minor Subdivision Application	Major Subdivision Preliminary Application	Major Subdivision Final Application
35.	Soil erosion and sediment control plan		X	X
36.	Construction details as required by ordinance (if known)			X
37.	Road and paving cross sections and profiles			X
38.	Proposed street names			X
39.	Lighting plan and details		X	X
40.	Solid waste management plan		X	X
41.	Sight triangles		X	X

NOTES:

X = Item required at indicated stage.

¹ Conditional approval may be granted subject to other regulatory approvals.

ARTICLE VI

Design and Improvement Standards

§ 146-18. Purpose.

The purpose of good subdivision and site design is to create a functional and attractive development, to minimize adverse impacts and to ensure a project will be an asset to Greene Township. To promote this purpose, the subdivision plan must conform to the following standards, which are designed to result in a well-planned community without adding unnecessarily to development costs.

§ 146-19. Land requirements.

- A. Land shall be suited to the purposes for which it is to be subdivided or developed.
- B. Land which is unsuitable for development because of hazards to life, safety, health or property shall not be subdivided or developed until such hazards have been eliminated or

unless adequate safeguards against such hazards are provided for in the subdivision plan. Land included as having unsuitable characteristics would be the following:

- (1) Land subject to flooding or which has a high groundwater table.
 - (2) Land which, if developed, will create or aggravate a flooding condition upon other land.
 - (3) Land subject to subsidence.
 - (4) Land containing significant areas of slopes greater than 15%.
 - (5) Land which, because of topography or means of access, is considered hazardous by the Township Board of Supervisors.
 - (6) Land which is subject to ground pollution or contamination.
- C. Proposed subdivisions of land developments shall be coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously.
- D. Proposed land uses shall conform to Chapter 170, Zoning.

§ 146-20. Lot requirements.

Because of the historical rural nature of Greene Township, and because of the stated intent of the Comprehensive Plan and this chapter, and, finally, because of the present lack of public sewage and public water in the Township, the following requirements are imposed on lots to be subdivided and/or developed hereunder:

- A. Lot sizes and building setback lines. All lot area requirements and yard and setback designations shall meet the minimum standards set forth in Chapter 170, Zoning, for the zoning district, or districts, in which the subdivision is situated. Designations shall be dimensioned from public rights-of-way where applicable. No lot area requirement or setback shall be computed from within a public right-of-way.
- B. Lot access. Every lot shall front on a street which has already been dedicated to Greene Township or which the subdivider or developer proposes to dedicate to the Township in connection with approval of the final plan. The only exceptions to this requirement shall be where the Township Board of Supervisors specifically finds that:
- (1) The lot is to be added to and become part of an existing lot; or
 - (2) The lot is to be served by a private road and both the lots and the private road are located wholly within a commercial or industrial subdivision.
- C. Lot lines. Lot lines intersecting street lines shall be perpendicular to, parallel to or radial to street lines, except in cases where variance to this requirement is specifically granted by the Township Board of Supervisors.
- D. Lot grading. Lots shall be graded of such design as to carry surface water to the nearest practical street, storm drain or natural watercourse.

§ 146-21. Street system.

- A. Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by Greene Township and shall be coordinated with existing or proposed streets in adjoining subdivisions or land developments.
- B. Streets shall be related to the topography so as to produce usable lots and acceptable grades.
- C. Access shall be given to all lots and portions of the tract in the subdivisions or land development and to adjacent unsubdivided territory, unless the topography clearly indicates that such connection is not feasible. Streets giving such access shall be improved to the limits of the subdivision or land development and shall be improved to Greene Township specifications. Reserve strips and landlocked areas shall not be created.
- D. Streets shall be laid out to preserve the integrity of their design. Local access streets shall be laid out to discourage their use by through traffic, and, where possible, arterial streets shall be designed for use by through traffic.
- E. Half or partial streets will not be permitted in new subdivisions, except where satisfactory assurance for dedication of the remaining part of the street can be secured.
- F. Wherever a tract to be subdivided or developed borders an existing half or partial street, the entire street shall be shown on the plan.
- G. Dead-end streets shall be prohibited, except as stubs (with adequate turning capability) to permit future street extension into adjoining tracts or when designed as culs-de-sac.
- H. Where adjoining areas are not subdivided, the arrangement of streets in a proposed subdivision or land development shall be made to provide for the proper projection of streets into the unsubdivided land.
- I. Street names shall be coordinated with existing or planned street names, and if a new street is a continuation of or is aligned with an existing or planned street, it shall bear the same name as the existing or planned street.
- J. No street shall be laid out or opened which extends to or crosses any boundary between Greene Township and any other municipality, except with the specific approval of the Township Board of Supervisors and upon such condition as the Township Board of Supervisors may impose.
- K. All streets shall have a uniform width throughout their respective lengths, except where otherwise required by the Township Board of Supervisors pursuant to § 146-21.²¹
- L. Private streets (vehicular rights-of-way not dedicated for public use), either new or existing, shall not be approved, nor shall platting or improvements for lots abutting private streets be approved, unless established in strict conformance with the following requirements: **[Added 6-4-2001 by Ord. No. 2-2001]**

21. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- (1) No private street shall be approved that provides frontage for more than a total of two abutting lots.
- (2) Lots fronting on a private street shall have access to a public access road via the private street.
- (3) There is no maximum length for private streets. However, a distance of 300 lineal feet must be made mud-free from the point of intersection with a public access road. In addition, the apron where the private street leaves the public access road must be a minimum of 30 feet wide, of adequate base material, consisting of two to three inches of No. 57 crushed limestone or gravel. If the Township Roadmaster deems that an underdrain is necessary underneath the private street, a thirty-foot drainage pipe will also be required.
- (4) Private streets shall not receive maintenance, repair, snow removal or related services from Greene Township.
- (5) Covenants that guarantee maintenance and unimpeded access via private streets shall be provided as a condition prerequisite to approval of private streets.
- (6) At a minimum, the following criteria shall be mandatory for all private streets:
 - (a) Minimum right-of-way width shall be 50 feet.
 - (b) Minimum and maximum grades shall be as specified by Township standards.
 - (c) The minimum width of the cartway subbase shall be 16 feet. The placement of the cartway subbase shall be distributed equally on both sides of the center line of the street right-of-way.

§ 146-22. Street design.

- A. Street classification. Three functional classifications are hereby established for the streets and roads in Greene Township:
- (1) Arterial. This classification includes highways which provide intracounty or intermunicipal traffic of substantial volumes where the average trip lengths are usually five miles or greater. Generally, these highways should accommodate operating speeds of 35 to 55 miles per hour.
 - (2) Collector. This classification is intended to include those highways which connect local access highways to arterial highways. They may serve intracounty and intramunicipal traffic. They may serve as traffic corridors connecting residential areas with industrial, shopping and other service. They may penetrate residential areas. Generally, these highways will accommodate operating speeds of 25 to 35 miles per hour.
 - (3) Local access. This classification is intended to include streets and roads that provide direct access to abutting land and connections to higher classes of roadways. Traffic volumes will be low and travel distances generally short. These

streets and roads should be designed for operating speeds of 25 miles per hour or under.

B. Right-of-way widths.

- (1) Minimum widths for each type of public street shall be as follows:

Type of Street	Right-of-Way Width (feet)	Cartway Width (feet)
Arterial	80	24
Collector	60	24
Local access	50	20

- (2) Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width less than would be required if said street or road were created under this chapter, sufficient additional width for right-of-way shall be provided and dedicated to meet the foregoing standards.

C. Additional right-of-way and cartway widths may be required by the Township Board of Supervisors to promote public safety and convenience when special conditions require it and to provide parking space in areas of intensive use.

D. Cul-de-sac streets.

- (1) Cul-de-sac streets, whether permanent or temporary, shall be provided at the closed end with a minimum turning radius of 50 feet. Cartway shall have a minimum width of 40 feet.
- (2) Unless future extension is clearly impractical or undesirable, the turnaround right-of-way shall be placed adjacent to a property line, and a right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract. At such time as such a street is extended, the overage created by the turnaround outside the boundaries of the extended street shall revert in ownership to the property owners fronting on the cul-de-sac turnaround.
- (3) Permanent cul-de-sac streets shall be kept to a minimum.

E. Street alignment. Minimum horizontal sight distance measured four feet above grade shall be 300 feet for collector and arterial streets and 100 feet for local access streets.

F. Street grades.

- (1) The minimum grade on all streets shall be 0.5%.
- (2) The maximum grade on collector or arterial streets shall be 7% and on local access streets 10%.

G. Street intersections.

- (1) Local streets shall not intersect with collector or arterial streets on the same side at intervals of less than 800 feet as measured from center line to center line.
- (2) Multiple intersections involving the junction of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.
- (3) Streets shall be all laid out to intersect as nearly as possible at right angles. Local streets shall not intersect collector or arterial streets at an angle of less than 75°. The intersection of two local streets shall not be at an angle of less than 60°.
- (4) Minimum curve radii at the intersection of two local streets shall be at least 20 feet; and minimum curve radii at an intersection of a local street and a collector or arterial street shall be at least 25 feet.
- (5) There shall be provided and maintained at all intersections clear sight triangles of 75 feet in all directions measured along the center line from the point of intersection. Nothing which obstructs the vision of a motorist shall be permitted in this area.

H. Pavement design.

- (1) All components of the pavement structure shall be designed and constructed in accordance with Pennsylvania Department of Transportation specifications.
- (2) Minimum requirements. The following shall be considered to be minimum standards for street construction in Greene Township:

Type of Pavement	Type of Material	Depth of Material (inches)	
		Local Access Streets	Collector and Arterial Streets
Rigid pavement	Plain cement	6	6
	concrete subbase	6	6
Flexible pavements			
Surface	ID-2 wearing course	1 1/2	1 1/2
Base	Bituminous concrete	4	6
Subbase	Granular material	6	6
OR			
Surface	ID-2 wearing course	3	3
Base	Crushed aggregate (regular or dense grade)	6	10

Type of Pavement	Type of Material	Depth of Material (inches)	
		Local Access Streets	Collector and Arterial Streets
Subbase	Granular material	6	9
OR			
Surface	ID-2 wearing course	3	3
Base	Modified stone aggregate	8	10
Subbase	Granular material	6	9

I. Alleys and driveways.

- (1) Alleys are prohibited in residential developments.
- (2) Driveways serving properties located adjacent to an intersection shall be offset from the intersection of the curblin a distance not less than the required setback dimension.
- (3) All driveways shall be constructed so as to not impair drainage within the right-of-way, alter the stability of the improved area or change the drainage of adjacent areas.
- (4) Where a drainage ditch or swale exists, the permittee shall install a drainage pipe of at least 15 inches in diameter.
- (5) The side slopes for driveway embankments within the right-of-way shall not be steeper than 10:1.
- (6) Driveway material shall be such that it will not run onto any areas of the right-of-way.
- (7) If sight distance is a problem, left turns by exiting vehicles may be prohibited.
- (8) There will be no permit issued where safety is to be compromised.
- (9) The following site distance requirements must be met for all lots within the subdivision plan:

Table 1
Safe Sight Distance for Passenger Cars and Single-Unit Trucks Exiting from Driveways onto Two-Lane Roads.

Posted Speed (mph)	Safe Sight Distance - Left* (feet)	Safe Sight Distance - Right* (feet)
25	250	195

Table 1
Safe Sight Distance for Passenger Cars and Single-Unit Trucks Exiting from Driveways onto Two-Lane Roads.

Posted Speed (mph)	Safe Sight Distance - Left* (feet)	Safe Sight Distance - Right* (feet)
35	440	350
45	635	570
55	845	875

NOTE:

* Measured from a vehicle 10 feet back of the pavement edge.

§ 146-23. Curbs and sidewalks.

A. Curbs.

- (1) Curbs shall be provided on all streets and parking compounds located within multifamily and apartment building developments. Curbs shall also be required on new streets in subdivisions or land developments in which the average lot width of interior lots at the required building setback line is 200 feet or less. Curbs may also be required in any subdivision in which the lot areas or lot widths exceed the above minimum, when the center line street grade of any street exceeds 3%. In such cases, curbs or other drainage controls shall be installed to properly control surface drainage and protect the streets from erosion. The requirement of the curbs may be waived at the discretion of the Township Board of Supervisors.
- (2) Curbs may be either the vertical type or rolled curb and gutter type. Rolled curb and gutter shall not be used on collector streets. The transition from one type of curb to another shall occur only at street intersections.
- (3) All vertical curbs shall be constructed of concrete with expansion joints every 20 feet and shall follow Pennsylvania Department of Transportation Standards and Specifications Form 408 (latest edition), where applicable.

B. Sidewalks.

- (1) Sidewalks shall be provided on all streets and parking compounds located within multifamily and apartment building developments. Sidewalks shall also be required on new streets in subdivisions or land developments in which average lot width of interior lots at the required building setback line is 200 feet or less. The requirement of sidewalks may be waived at the discretion of the Township Board of Supervisors.
- (2) Minimum widths for sidewalks along each type of public street shall be four feet and shall follow Pennsylvania Department of Transportation specifications, where applicable.

§ 146-24. Stormwater drainage.

- A. Lots shall be laid out and graded to provide positive drainage away from buildings. The Township Board of Supervisors may require a grading and drainage plan for individual lots indicating a buildable area within each lot, complying with the setback requirements, for which positive drainage is assured.
- B. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing, or commit any act which will affect normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Department of Environmental Protection.
- C. Where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.
- D. The subdivider or developer, and each person, corporation or other entity which makes any surface changes, shall be required to:
 - (1) Collect on-site surface runoff and dispose of it to the point of discharge into the common natural watercourse of the drainage area.
 - (2) Design, construct and/or install such drainage structures and facilities as are necessary to prevent erosion damage to the subdivision or land development, adjacent property and downstream property. Such structures and facilities shall satisfactorily convey such surface waters to the nearest practical street, storm drain, detention pond or natural watercourse.
- E. All storm drainage facilities shall be adequately designed for the anticipated runoff when the area is fully developed, using criteria or other methods approved by the Township Engineer. Storm drainage facilities shall comply with, but are not limited to, the following:
 - (1) Storm sewers shall be located in the street right-of-way or in designated drainage easements.
 - (2) All pipe culverts and related installations used in the construction of storm sewers shall be in accordance with standards and specifications of the Township, county or state, as designated and approved by the governing body.
 - (3) Manholes or inlets will generally be required at changes in alignment and grade.
 - (4) At no time will roof drains or foundation drains be allowed to be connected to a sanitary sewer system.
 - (5) Any springs encountered during construction shall be piped and connected to the storm sewer system or extended to a natural watercourse as may be approved by the Township Engineer.

- (6) Concrete headwall and splash aprons shall be constructed at the outfall of all storm sewers. Where watercourses are piped and filled, concrete headwalls and splash aprons shall be constructed at both ends of the pipe.
- (7) Whenever construction stops or concentrates the natural flow of surface drainage in such a way as to affect adjoining properties, written approval must be obtained from the adjoining property owners. Where storm drainage is piped onto adjoining properties other than natural watercourses, written permission, a release of damages and right-of-way must be obtained from the adjoining property owners before the storm sewers are taken over by the Township. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
- (8) All bridges and culverts shall be designed to support expected loads and to carry expected flows and shall meet the current specifications and standards of the Commonwealth of Pennsylvania Department of Transportation.
- (9) A complete drainage plan of the subdivision shall be submitted, including all necessary storm sewers and appurtenances, the design of which is based on a ten-year storm frequency, except in those areas where, in the judgment of the Township Engineer or governing body, the likelihood of exceptional damage resulting from stormwater is such that additional design criteria is required. The drainage plan shall show the method of drainage of adjacent and contiguous territory and the method of disposal of all stormwater collected. The drainage plan shall be accompanied by design calculations.
- (10) The storm drainage system shall be provided as necessary to:
 - (a) Discharge stormwater runoff into common natural watercourses;
 - (b) Adequately drain all low points along streets;
 - (c) Intercept street stormwater runoff at intervals related to the extent and grade of the area drained;
 - (d) Provide positive drainage away from sewage facilities;
 - (e) Handle existing off-site runoff through the subdivision;
 - (f) Insure safe and proper disposal of stormwater where open watercourses are planned, through adequate safety, erosion and aesthetic measures.
- (11) Stormwater management shall meet all state, county and local standards.

§ 146-25. Development on private streets discouraged.

- A. It is the policy of Greene Township that all subdivided lands shall have immediate access to a public street. Because of unique property configuration and location, Greene Township recognizes the need for limited exceptions to the foregoing general policy.

- B. No subdivision will be approved on a private street or road if more than two lots already front on such street or road or if, after subdivision, more than two lots will front on such private street or road.
- C. Private streets, when approved, shall be established consistent with § 146-21L of this chapter. **[Added 6-4-2001 by Ord. No. 2-2001]**

§ 146-26. Natural conditions and erosion.

- A. In wooded areas or where other natural conditions exist in such a manner that their presence adds to the desirability of a subdivision, the governing body shall require that the subdivider preserve as much of the original vegetation and natural conditions as is economically feasible.
- B. All development and earthmoving activities subject to applicable law under the Pennsylvania Department of Environmental Protection, Title 25, Chapter 102, Erosion Control, shall be complied with.
 - (1) The developer shall notify the County Conservation District immediately upon making application for a building permit involving an earthmoving activity that affects five or more acres of land.
 - (2) The Township shall not issue a building permit for a development where it has been determined that the earthmoving activities require a permit (or verification that no permit is required) from the Department of Environmental Protection, pursuant to Section 102.41 and 102.42 relating to permit requirements of Title 25, Chapter 102, Erosion Control.
- C. In cases where the cross slope exceeds 10% as shown on the grading plan, sod or seed shall be required to retain soil and prevent damage to finished street or lot grades. In all cases where the developer removes the sod, he shall immediately upon completion of grading (weather permitting), reseed such areas with common farm grass. In cases where the home builder creates side terraces, they shall immediately upon completion of grading be seeded with perennial rye grass or better.

§ 146-27. General regulations.

- A. No developer shall proceed with the construction of any utilities or improvements or make connection to any existing Township facility or utility system without proper inspection by an authorized official or representative thereof. Drawings and specifications shall be provided in sufficient detail to show the form, construction and method of installation of the following and shall accompany or otherwise be a part of the subdivision plan:
 - (1) Streets, gutters and culverts;
 - (2) Storm sewers and surface drainage facilities;
 - (3) Water system;

- (4) Sanitary sewers and septic tanks;
 - (5) Survey monuments.
- B. No person shall dig or make any cuts or changes whatsoever in the cartway, gutters or rights-of-way of any Township, county or state road without first obtaining required approvals and/or permits.
- C. No person shall connect to any water line, storm or sanitary sewer without obtaining a permit and paying the proper connection charge.
- D. Grade stakes shall be set and cut sheets prepared and a copy furnished to the Township Administrative Secretary/Treasurer and Township Engineer before any work is started.
- E. The developer shall notify the Township Engineer at least 24 hours prior to his intention to proceed with the construction or installation of said streets and improvements or any other work related to the improvements.

ARTICLE VII Required Improvements

§ 146-28. Installation of improvements.

The following improvements shall be installed by the subdivider. The final major subdivision plan shall not be approved until final detailed design of the improvements is approved and the improvements are installed or security to Greene Township is provided.

§ 146-29. Streets.

Streets shall be brought to the grades and dimensions drawn on plans, profiles and cross sections submitted by the subdivider. The subdivider must install the required utilities and provide, where necessary, adequate subsurface drainage for the streets. The streets shall be designed and constructed to the standards set forth in §§ 146-21 and 146-22 of this chapter.

§ 146-30. Curbs and sidewalks.

Curbs and sidewalks shall be provided in accordance with the standards set forth in § 146-23 of this chapter.

§ 146-31. Sewers.

- A. Private sewer systems. When a complete private sanitary sewer system using a treatment plant is to be provided, a statement shall be submitted to the Township Board of Supervisors from the Pennsylvania Department of Environmental Protection certifying that a permit has been issued by the appropriate agency approving the proposed facilities. Adequate security for the maintenance of such plant shall be furnished to Greene Township.

- B. On-lot sewage disposal. In subdivisions where public sewers are not available and a community sewage system has not been approved in writing by the Township Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection and agreed to by the Township Board of Supervisors, on-lot sewage disposal systems shall be required, and a statement shall be submitted to the Township Board of Supervisors that the Township Sewage Enforcement Officer has issued a permit approving the system. This applies to minor as well as major subdivisions.

§ 146-32. Water supply.

- A. Each lot in a subdivision shall be capable of being provided with an individual water supply system. This applies to minor as well as major subdivisions.
- B. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Township Planning Commission that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of co-owners or by a municipal corporation, authority or utility, or that the multi-user system meets the minimum standards required by the Pennsylvania Department of Environmental Protection for "public" water systems.

§ 146-33. Storm drainage.

A storm drainage system shall be provided in accordance with the standards as set forth in § 146-24 of this chapter.

§ 146-34. Utilities.

- A. Easements for utilities shall have a minimum width of 15 feet.
- B. To the fullest extent possible, easements for public utilities shall be centered on or adjacent to rear or side lot lines.
- C. Telephone, electric, television cable and such other utilities shall be installed underground and shall be provided within the street right-of-way or easements to be dedicated for such utilities, and in accordance with plans approved by the Township Board of Supervisors and the applicable utility company. Underground installation of the utility distribution and service lines shall be completed prior to street paving and gutter, curbing and sidewalk installation.

§ 146-35. Other improvements.

- A. Street name signs conforming to Greene Township specifications shall be provided and installed by the subdivider or developer at all street intersections.
- B. Other improvements to promote public safety and health shall be as required by the Township Board of Supervisors as a condition of approval.

§ 146-36. Time limits.

All improvements shall be installed according to a time schedule which shall be approved by the Township Board of Supervisors.

§ 146-37. Inspection.

At the time each improvement is to be installed, and upon its completion, the subdivider shall notify the Township Board of Supervisors so that adequate inspections can be made. The inspection will be made by the Greene Township Engineer. All costs of undertaking the inspection will be borne by the subdivider.

§ 146-38. Guarantees.

- A. The applicant shall agree in writing in a form provided by Greene Township that he will construct or install and maintain until dedication all of the improvements required herein or required as a condition of approval of the final plan in accordance with the governing specifications and within the specified time limits.
- B. As a condition for approval of a final plan, the applicant shall deposit with Greene Township financial security in an amount sufficient to cover the costs of the required improvements in accordance with Section 509 of the Municipalities Planning Code.²² In cases where development is projected over a period of years, the Township Board of Supervisors may authorize submission of the final plan by sections or stages of development, subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
- C. Release from improvement bond. The security for improvements deposited as aforesaid may be released in accordance with Section 509 of the Municipalities Planning Code.
- D. If the subdivider or developer does not satisfactorily construct or install all of the improvements included within the agreement referred to in Subsection A of this section, the Township Board of Supervisors shall institute appropriate legal or equitable proceedings to enforce the bond or other security referred to in Subsection B of this section, or if no bond or other security is enforceable, or if the proceeds thereof are insufficient to pay the cost of completing the construction or installation of such improvements or the cost of making repairs or corrections thereto, to collect the same from the subdivider or developer. The Township Board of Supervisors, at its option, may also proceed to complete such improvements or make repairs and corrections thereto prior to receiving the cost thereof from the surety on the bond, from the other security or from the subdivider or developer. All funds recovered from the surety, from other security or from the subdivider or developer shall be used solely for such improvements and not for any other purpose.

22. Editor's Note: See 53 P.S. § 10509.

ARTICLE VIII
Administration

§ 146-39. Fees.

Fees may be charged to the applicant for subdivision approval based upon a schedule approved from time to time by resolution of the Township Board of Supervisors. Such schedule may include reasonable and necessary charges by professional consultants and/or engineers for review and report thereon to the Township Board of Supervisors, as well as actual expenses to be incurred by the Township in the satisfactory performance of the review process.

§ 146-40. Compliance required.

No subdivision, as herein defined, of any lot, tract or parcel of land shall be effected, and no street, alley, sanitary sewer, storm sewer, water main or other facilities in connection therewith, shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting or to abut thereon, except in strict accordance with the provisions of this chapter. No lot in any subdivision may be sold, and no permit to erect, alter or repair any building upon land in a subdivision may be issued, and no building may be erected in a subdivision, unless and until a subdivision plan has been approved and recorded, and until the improvements required by the Township Board of Supervisors in connection therewith have either been constructed or guaranteed as herein provided in § 146-38.

§ 146-41. Appeals. ²³

Decisions rendered and procedures followed in the administration of this chapter may be appealed to the Court of Common Pleas of Beaver County, as provided by the provisions of Article X-A of the Pennsylvania Municipalities Planning Code.

§ 146-42. Interpretation and conflicts.

- A. Interpretation. In interpreting and applying the provisions of this chapter, they shall be held to be minimum requirements for the promotion of public health, safety, comfort, convenience and general welfare.
- B. Conflict with public and private provisions.
 - (1) Public provisions. Where any provision of this chapter imposed restrictions different from those imposed by any other provision of this chapter, or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards, shall control.
 - (2) Private provisions. This chapter is not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of

23. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

this chapter are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of this chapter 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 Township Board of Supervisors in approving a subdivision or in enforcing this chapter, and such private provisions are not inconsistent with this chapter or determinations thereunder, then such private provisions shall be operative and supplemental to these regulations and determinations made thereunder.

§ 146-43. Modification of provisions.

- A. Where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unreasonable hardship, the Township Board of Supervisors may make such reasonable modification thereof in accordance with modern and evolving principles of site planning and land development which are not contrary to the public interest and so that the spirit of this chapter shall be observed and substantial justice done.
- B. Application for any modification shall be submitted in writing by the applicant at the time the preliminary plan is filed with Greene Township. The application shall state fully the ground and all facts relied upon by the applicant.
- C. Wherever a modification is requested by the applicant, the Township Board of Supervisors shall refer the matter to the Township Planning Commission for its review. The Township Planning Commission shall study the request, make findings, record the findings in its minutes and submit the findings to the Township Board of Supervisors. Such review process will not count in the time restriction of Article IV.
- D. Reconsideration. Any subdivider aggrieved by a finding, decision or recommendation of the Township Board of Supervisors may request and receive opportunity to appear, present additional relevant information and request reconsideration of the original finding, decision or recommendation.
- E. Records.
 - (1) Greene Township shall keep a record of its findings, decisions and recommendations relative to all subdivision plans filed with it for review.
 - (2) All such records shall be public records.

§ 146-44. Violations and penalties.

- A. Any person, partnership or corporation who or which has violated the provisions of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by Greene Township, through the Township Code Enforcement Officer, pay a judgment of not more than \$500, plus all court costs, including reasonable attorneys' fees incurred by Greene Township as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, Greene

Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice, determining that there has been a violation, further determines that there was a good-faith basis for the person, partnership or corporation violating the chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.

- B. The Court of Common Pleas of Beaver County, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
- C. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than Greene Township, through the Code Enforcement Officer, the right to commence any action for enforcement pursuant to this section.

§ 146-45. Amendments.

This chapter may be amended from time to time by the Township Board of Supervisors in accordance with the procedures set forth in the Pennsylvania Municipalities Planning Code, as amended.²⁴

§ 146-46. Township liability.

The approval of a subdivision and/or land development plan, or of any improvement installed, shall not constitute a representation, guarantee or warranty of any kind or nature by Greene Township or any official, employee or appointee thereof, of the safety of any land, improvement, property or use from any cause whatsoever, and shall create no liability upon, or a cause of action against, the Township or such official, employee or appointee for any damage that may result pursuant thereto.

ARTICLE IX **Mobile Home Parks**²⁵

§ 146-47. Short title.

This article shall be known as the "Greene Township Mobile Home Park Ordinance."

§ 146-48. Intent.

Because of special problems related to mobile home parks that are not necessarily associated with other residential developments, it is necessary to provide for a separate standard relating to their construction so as to:

²⁴ Editor's Note: See 53 P.S. § 10101 et seq.

²⁵ Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- A. Promote the safety and health of such parks and of other nearby residential developments or structures; and
- B. Encourage economical and orderly development of such communities and other nearby areas.

§ 146-49. Mobile home park size requirements.

No mobile home park shall be developed or constructed within Greene Township on less than 20 contiguous acres of land.

§ 146-50. Mobile home lot requirements.

- A. Mobile home lots within the park shall have an average gross area of 6,000 square feet.
- B. The total number of lots in a park shall not exceed an average density of six per acre.
- C. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, thereby securing the superstructure against uplift, sliding or rotation.
- D. The longitudinal gradient and cross slope of any mobile home pad (area under the home) shall not exceed 5%, except for terracing at the periphery, and the minimum slope in any direction shall be 1%.
- E. Site drainage requirements.
 - (1) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
 - (2) Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Protection.
- F. Each mobile home shall be located not less than 30 feet from the front lot line of the park, nor less than 20 feet from the side and rear lot lines of the park.

§ 146-51. Mobile home park street requirements.

- A. General requirements. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- B. Access. The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement width of 34 feet.
- C. Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and, in any case, shall meet the following minimum requirements:
 - (1) Where parking is permitted on both sides, a minimum width of 34 feet will be required.

- (2) A minimum road width of 28 feet will be required where parking is limited to one side.
 - (3) A minimum road width of 22 feet will be required where off-street parking is provided.
 - (4) Dead-end streets shall be provided at the closed end with an adequate turn-around.
- D. Required illumination of park streets. All parks shall be furnished with lighting units so spaced, and equipped with luminaries placed at such mounting heights, as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.
- E. Street construction and design standards. All streets shall be surfaced in accordance with the following requirements:
- (1) Grades. Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than 8%. Short runs with a maximum grade of 15% may be permitted, provided traffic safety is assured by appropriate surfacing and adequate leveling areas.
- F. Individual walks. All mobile home lots shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a street.

§ 146-52. Buffer yards and screening.

- A. All mobile home parks located adjacent to industrial or commercial land uses shall be provided with a buffer yard of not less than 50 feet in depth as well as a screen fence or planting. If a mobile home park is located adjacent to single-family residential uses, the above-mentioned buffer yard shall not be less than 150 feet in depth.
- B. Screen planting shall be provided along all property lines of the park.

§ 146-53. Recreation area.

A common, usable recreation area and/or free (open) areas shall be provided and maintained for the benefit of the mobile home park residents. The amount of such areas provided shall constitute at least 6% of the park area, but in no case shall be less than 10,000 square feet.

§ 146-54. Off-street parking.

There shall be two off-street parking spaces, each not less than nine feet wide and 20 feet long, for each mobile home space in the mobile home park.

§ 146-55. Enclosures.

An enclosure of compatible design and material, commonly called "skirting," shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

§ 146-56. Water.**A. Water supply.**

- (1) The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.
- (2) The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- (3) No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
- (4) Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

B. Water storage facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.**C. Water distribution system.**

- (1) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
- (2) The water piping system shall not be connected with nonpotable questionable water supplies and shall be protected against the hazards of backflow or backsiphonage.
- (3) The water system shall be so designed and maintained as to provide pressure of not less than 20 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.

D. Individual water-riser pipes and connections.

- (1) Individual water-riser pipes shall be located within the confined area of the mobile home stand.
- (2) The water-riser pipe shall have a minimum inside diameter of 1/2 inch and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

- (4) A shut-off valve shall be provided near the water-riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type of manufacture and their method of installation are approved.

§ 146-57. Sewage disposal.

- A. General requirements. An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed constructed and maintained in accordance with the Pennsylvania Department of Environmental Protection or local health regulations.
- B. Individual sewer connections.
 - (1) Each mobile home lot shall be provided with at least a four-inch-diameter sewer riser pipe. The sewer riser pipe shall be located within the confined area of the mobile home stand.
 - (2) The sewer connection shall have a nominal inside diameter of not less than four inches, and the slope of any portion thereof shall be sufficient to allow proper flow. All joints shall be watertight.
 - (3) Materials used for sewer connections shall be semirigid, corrosive-resistant, nonabsorbent and durable. The inner surface shall be smooth.
 - (4) Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least 1/2 inch above ground elevation.
- C. Sewer line. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be constructed of materials approved by the Pennsylvania Department of Environmental Protection, and shall have watertight joints.
- D. Sewage treatment and/or discharge. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection prior to construction.

§ 146-58. Electrical distribution system.

- A. General requirements. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.
- B. Power distribution lines.
 - (1) Main power lines must be located underground in accordance with Pennsylvania Public Utility Commission order of July 8, 1970, I.D. 99.

- (2) All direct burial conductors or cable shall be buried and shall be insulated and specially designed in accordance with the local power company specifications or electrical code.
- C. Individual electrical connections. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.
- D. Required grounding. All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

§ 146-59. Refuse handling.

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Protection regulations governing mobile home parks.

§ 146-60. Insect and rodent control.

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Pennsylvania Department of Environmental Protection regulations governing mobile home parks.

§ 146-61. Issuance of permits.

Developers of proposed mobile home park(s) shall submit final plans for approval of the Greene Township Board of supervisors, together with an application fee as set from time to time by resolution of the Board of Supervisors. The plans shall be drawn in ink on 22 inch by 36 inch sheets of linen or mylar and shall be drawn to scale showing the location of the boundary lines of the proposed mobile home park, all lot lines, the location, profiles and construction of all streets, curbs and sidewalks, the location of all utility lines and easements, and the location of all sanitary sewer lines and disposal systems. The plans shall be submitted to the Township Administrative Secretary/Treasurer in six copies, and they will be considered by the Board of Supervisors of the Township of Greene, and reviewed by and commented on by the Township Engineer and the Township Solicitor within 45 days from the date of receipt. The Board of Supervisors shall render its decision and communicate the same to the applicant(s) not later than 90 days after receipt of the final plans and the application. If the final plans are approved, a permit will be issued by the Township Administrative Secretary/Treasurer upon the posting of a performance bond by the applicant, as and if required by the Board of Supervisors. Mobile home parks previously approved or in existence upon the effective date of this article, shall be required to meet only the standards of the Pennsylvania Department of Environmental Protection and all other minimum standards

prescribed herein shall be applicable only to those parks which are constructed, altered or expanded after the effective date hereof.

