

ARTICLE XIX. PLANNED RESIDENTIAL DEVELOPMENT

SECTION 1901. INTENT

The intent of the Board of Commissioners in enacting this article is to:

1. Encourage innovative, neotraditional residential/mixed-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.
2. Extend greater opportunities for traditional community living, working, housing and recreation to all citizens and residents of this Township.
3. Encourage a more efficient use of land and of public services and to reflect changes in technology of land development by directing new development in a traditional pattern of mixed-use and varied housing types.
4. Provide a procedure which can relate the type, design and layout of residential development to the particular site, the particular demand for housing existing at the time of development, and to the Township's goal of encouraging neotraditional residential/mixed-use development in a manner consistent with the preservation or enhancement of property values within existing residential areas.
5. Insure that the increased flexibility and design specificity of regulations over land development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay.
6. Preserve the remaining rural, historic and agricultural character of the community by directing new development to appropriate locations and minimizing the visual impact of development upon the viewsheds from public roadways. Refer to Illustration 1.
7. Promote alternative land development practices, which will otherwise promote the public health, safety, and welfare. Neotraditional neighborhoods and developments, including new hamlets and villages, with well-designed and connected open spaces for community gathering and recreation are the desired alternative to conventional, modern use-segregated developments, such as large lot suburban subdivisions and strip commercial developments.
8. Reduce the excessive sprawl of development and the segregation of land uses that result in the inefficient use of irreplaceable natural energy sources due to the almost total dependence upon private vehicles for transportation. Refer to Illustrations 2 and 3.



Illustration 1 — Aerial view of a farm in Manheim Township with a positive VPS rating.



Illustration 2 — Commercial roadway in Manheim Township with a negative VPS rating.



Illustration 3 — Commercial development in Manheim Township with a negative VPS rating.



Illustration 4 — Commercial roadway in Manheim Township with a negative VPS rating.



Illustration 5 — Commercial development in Manheim Township with a negative VPS rating.

9. Reduce the excessive sprawl of development and the segregation of land uses that cause unnecessary traffic congestion. Discourage the development of drive-through facilities which encourage the use of private automobiles, which contributes to traffic congestion. Refer to Illustrations 4 and 5.
10. Discourage generic-type modern suburban development that bears no relation to the historic development pattern of Lancaster County. Refer to Illustrations 6 through 9.
11. Promote the creation of new neighborhoods and developments that exhibit the design features of traditional neighborhoods, hamlets, villages and small towns of Lancaster County. Refer to Illustrations 10 and 11.
12. Promote the creation of places which are oriented to pedestrians, thereby promoting citizen security and social interaction. Refer to Illustration 12.
13. Promote developments with a mix of residential dwelling types, a range of lot sizes, mixed-use structures with offices and/or apartments above ground level, retail uses surrounding a community green and related community facilities.
14. Promote developments with the desired visual and spatial characteristics expressed in highly positive responses in Manheim Township's Visual Preference Survey and to create a strong sense of community identity. Refer to Illustrations 10 through 14.



Illustration 6 — Residential street in Manheim Township with a negative VPS rating.

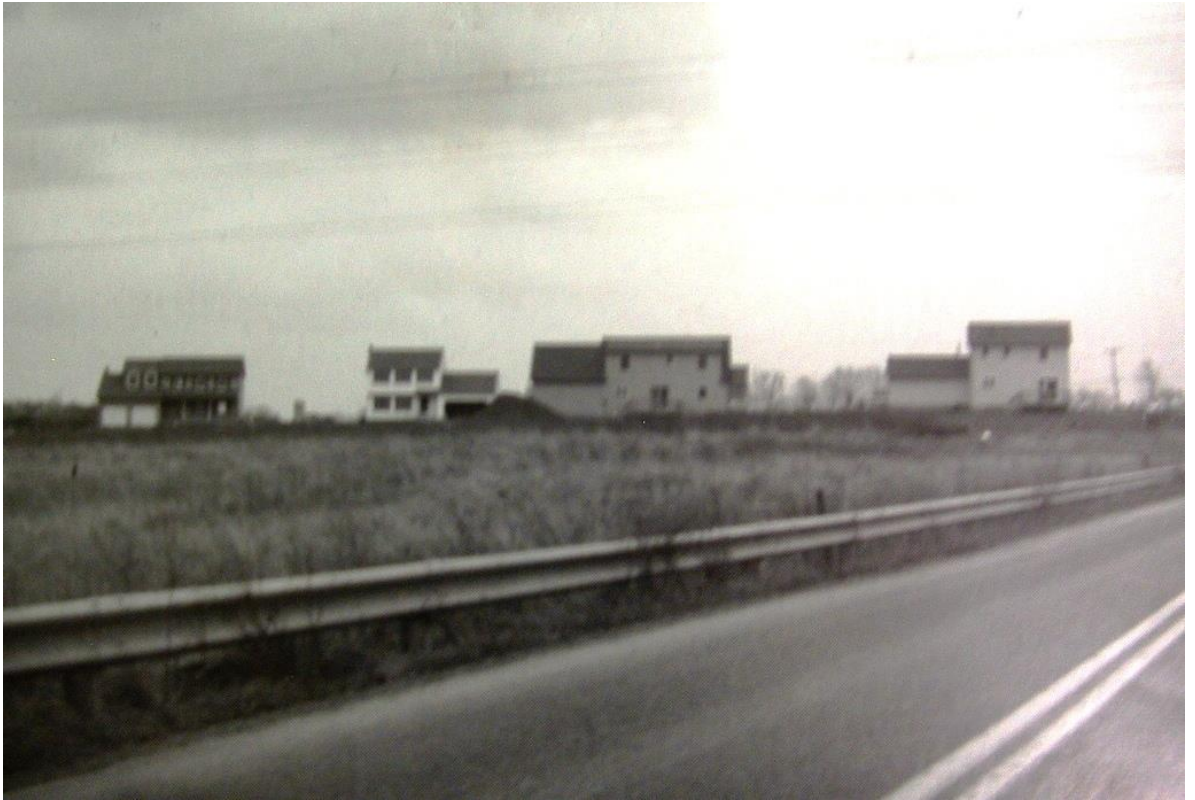


Illustration 7 — Single-family residences in Manheim Township with a negative VPS rating.



Illustration 8 — Single-family residential development in Manheim Township with a negative VPS rating.



Illustration 9 — Multifamily residential development in Manheim Township with a negative VPS rating.



Illustration 10 — Community green in the Village of Lititz, Pennsylvania, with a positive VPS rating.



Illustration 11 — Mix of dwelling unit types adjacent to church in the Village of Lititz with a positive VPS rating.



Illustration 12 — Semidetached dwelling with minimal front yard setback in the Village of Lititz with a positive VPS rating.



Illustration 13 — Existing mix of different uses in a residential-scale streetscape in the Village of Lititz with a positive VPS rating.



Illustration 14 — Closely spaced residences in the Village of Crosswicks, New Jersey, with a positive VPS rating.

15. Promote developments where the physical, visual and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements. Such elements shall relate the design characteristics of an individual structure or development to other existing and planned structures or developments in a harmonious manner, resulting in a coherent overall development pattern and streetscape.
16. Promote the creation of developments that are identifiable in the landscape, surrounded by open space and help preserve sensitive natural features.
17. Discourage commercial or industrial uses that create objectionable noise, glare or odors.
18. Address the design principles embodied in Article VII-A of the Pennsylvania Municipalities Planning Code pertaining to traditional neighborhood development.
19. Create new developments that are consistent with the goals of the Manheim Township Comprehensive Plan and the design standards illustrated in Appendixes A, B, C and D.

SECTION 1902. APPLICABILITY OF ARTICLE

The provisions of this article are a furtherance of the land use and development controls of land in the Township. This article shall not affect any of the provisions of the Subdivision and Land Development Ordinance, or this ordinance as they apply to the Township as a whole. After a development plan is duly filed, approved, and recorded under the provisions of this article, the land area included in the development plan shall be governed entirely by the provisions of this article, with the exception that provisions of the Subdivision and Land Development Ordinance, and this ordinance specifically referenced within this article shall also apply.

SECTION 1903. BASIS FOR CONSIDERATION

1. Consideration for approval or disapproval of a planned residential development shall be based on and interpreted in light of the effect of the development on the Comprehensive Plan of the Township, and Growing Together - A Comprehensive Plan for Central Lancaster County, and in light of the effect of the development on the use of the property adjacent to and in the areas close to the planned residential development.
2. This article shall not be construed to mean the developer of a planned residential development can by right merely meet the standards set herein. These standards and requirements are minimums only. The Board of Commissioners may require more stringent standards, based on the specific and unique nature of the site and the surrounding areas, in order to protect the health, safety, and welfare of the citizens of the Township. In cases where additional standards are necessary for a specific site, this and the Subdivision and Land Development Ordinance shall apply towards the site until the proposed development plan has been filed, approved, and recorded having met these additional standards.

SECTION 1904. ADMINISTRATION

The administration of the procedures concerning the application for and approval of a planned residential development shall be vested solely in the Board of Commissioners. However, all applications for conditional use, tentative, and final approval of plans for such developments shall be first referred to the Manheim Township Planning Commission for review and comment.

SECTION 1905. MODIFICATIONS

1. The Board of Commissioners may, by conditional use approval, permit the modification of the provisions of this article, including but not limited to provisions relating to the percentage of types of dwelling units, minimum yard dimensions and the amount of commercial development, in order to encourage planned residential development. A landowner desiring to obtain such conditional use approval shall, when making application for tentative approval as required by this article, also make application for conditional use approval of modifications under this section. The Board of Commissioners shall consider an application for modifications by conditional use as part of the application for tentative approval and after the approval of a conditional use for a planned residential development. However, the granting of a modification shall not have the effect of making null and void the intent and purpose of this article. Any conditional use to permit a modification of the requirements of this article shall be subject to the following standards:
 - A. The design and improvement of the planned residential development shall be consistent with the purpose and intent of this article.
 - B. The design and improvement of the planned residential development shall generally enhance the development plan or, in any case, not have an adverse impact on its physical, visual or spatial characteristics.
 - C. The design and improvement of the planned residential development shall generally enhance the streetscape and neighborhood or, in any case, not have an adverse impact on the streetscape and neighborhood.

- D. The modification shall not result in configurations of lots or street systems which shall be impractical or detract from the appearance of the proposed planned residential development.
 - E. The proposed modification shall not result in any danger to the public health, safety or welfare by making access to the dwellings by emergency vehicles more difficult, by depriving adjoining properties of adequate light and air or by violating the other purposes for which zoning ordinances are to be enacted under Section 604(1) of the Pennsylvania Municipalities Planning Code.
 - F. Landscaping and innovative site design shall be used to insure compliance with the design standards and guidelines of this article.
 - G. The minimum lot size of any lot to be created shall not be reduced below the requirements of this article.
 - H. The landowner shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary.
2. If the Board of Commissioners determines that the landowner has met his burden, it may grant a modification of the requirements of this article. In granting modifications, the Board of Commissioners may impose such conditions as will, in its judgment, secure the objectives and purposes of this article.

SECTION 1906. APPLICABILITY OF DEVELOPMENT STANDARDS AND GUIDELINES

1. The development standards and guidelines contained in this article are derived from the Visual Preference Survey and in Appendixes A, B, C, and D and shall be used by any applicant in preparing a development plan and by the Planning Commission and Board of Commissioners in reviewing the same. In the exercise of its powers of review, the Board of Commissioners may approve, deny, conditionally approve or request modifications to a development plan that is deemed to be inconsistent with the development standards and guidelines or the purposes of this article in accordance with the provisions of Section 1905 herein.
2. This article contains both development standards, which are normative and set forth specific requirements, and development guidelines, which define a framework and are only indicative. However, both standards and guidelines shall be interpreted with flexibility. The Planning Commission and the Board of Commissioners shall view such standards and guidelines as tools, since exceptional situations, requiring unique interpretations, can be expected. When applying such standards and guidelines, the Board of Commissioners shall carefully weigh the specific circumstances surrounding each application and strive for development solutions that best promote the spirit, intent and purposes of this article.
3. The development standards and guidelines contained in this article and in Appendixes A, B, C, and D shall be used as the Township's minimum requirements for evaluating planned residential developments. However, such standards and guidelines are not intended to restrict creativity, and an applicant may request a modification from any development standard or guideline. Modifications to the design guidelines and standards contained in this section shall be approved by the Board of Commissioners in accordance with Section 1905.

4. The development standards and guidelines contained in this article and Appendixes A, B, C, and D are both written and illustrated. Every effort has been taken to assure that illustration and text are complementary. However, in the event of inconsistencies between the two, the text shall be interpreted in conjunction with the overall intent and character established by all of the illustrations contained herein.

SECTION 1907. DEFINITIONS

Unless otherwise stated, the following words shall, for the purpose of this article, have the meanings herein indicated. Any word used in this article which is not defined herein and which is defined in Article V or in Article XVIII of this ordinance or the Subdivision and Land Development Ordinance, shall, for the purpose of this article, have the meaning defined therein.

BAY - A regularly repeated unit on a building elevation defined by columns, pilasters or other vertical elements or defined by a given number of windows or openings.

BELT COURSE (also **STRING COURSE**) - A projecting horizontal band on an exterior wall marking the separation between floors or levels.

BLANK WALL - An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

BOULEVARD - A major road with a median and planting strip located in the center of the cartway.

BUILDING SCALE - The relationship between the mass of a building and its surroundings, including the width of streets, open space, and mass of surrounding buildings.

CARRIAGE HOUSE - A single dwelling unit located on the second floor above a detached garage and having a maximum area of one thousand (1,000) square feet.

COLUMN - A vertical pillar or shaft, usually structural.

COMMON OPEN SPACE - A parcel or parcels of land or an area of water, or a combination of land and water, including floodplain and wetland areas, within a development site and designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. The area of parking facilities serving the activities in the common open space may be included in the required area computations. "Common open space" shall not include:

- A. The land area of lots allocated for single-family detached dwellings, single-family semidetached dwellings and duplex dwellings, including front yards, side yards and rear yards, whether or not the dwellings are sold or rented.
- B. The land area of lots allocated for apartment and townhouse dwelling construction, including front yards, side yards, rear yards, interior yards and off-street parking facilities, whether or not the dwellings are sold or rented.
- C. The land area of lots allocated for total commercial use, including front yards, side yards, rear yards and parking facilities, whether or not the commercial facilities are sold or rented.

- D. The land area of lots allocated for public and semipublic uses, community clubs and community facilities, including open space for playgrounds and athletic fields which are a part of the principal use; and front yards, side yards, rear yards, and other open space around the buildings; and parking facilities, whether or not the facilities are sold or rented.
- E. Street rights-of-way, driveways, off-street parking and service areas, except the landscaped central median of boulevards.

CONTEXT - The character of the buildings, streetscape, and neighborhood which surround a given building or site.

CORNICE - The top part of an entablature, usually molded and projecting.

COURT, PARKING - A surface parking area with a maximum of two aisles of parking, located perpendicular to the street and defined by buildings on at least two sides.

COURTYARD - An open space that is defined by buildings on a minimum of two sides.

CUPOLA - A small roof tower, usually rising from the roof ridge.

CURTAIN WALL - A light, nonstructural outer wall of a building, in the form of a metal grid with infill panels of glass and other materials.

DIRECTIONAL EMPHASIS - The combination of building height and width, together with the placement of fenestration, structural elements and architectural details that may convey a predominantly horizontal or a predominantly vertical directional emphasis to a building's facade.

ELEVATION - The exterior facade of a structure, or its head-on view or representation.

ENVIRONMENTAL CONSTRAINTS - Features, natural resources, or land characteristics, such as but not limited to wetlands, floodplains, riparian buffers or steep slopes, that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment or may require limited development or, in certain instances, may preclude development.

FASCIA - A projecting flat horizontal member or molding; also part of a classical entablature.

FENESTRATION - Window and other openings on a building facade.

FOCAL POINT - See "visual termination."

GABLE - The part of the end wall of a building between the eaves and a pitched or gambrel roof.

GATEWAY - A principal point of entrance into a district or neighborhood.

GATEWAY BUILDING - A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades or other distinguishing features.

HUMAN SCALE - The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body.

INTERNAL OPEN SPACE - A component of the common open space network, comprising one or more parcels with a minimum area of 500 square feet, of a distinct geometric shape and designed as plazas, greens or squares, mini parks/play areas or neighborhood parks in accordance with this section and Appendix A.

LINKAGE - A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (i.e., a railroad line) or a natural feature (i.e., a river).

LINTEL - A horizontal beam over an opening in a masonry wall, either structural or decorative.

MASONRY - Wall building material, such as brick or stone, which is laid up in small units.

MASSING - The three-dimensional bulk of a structure: height, width and depth.

MODIFIED STREET PATTERN - An interconnected system of streets which is primarily rectilinear in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern.

OPEN SPACE, INTERNAL - See "internal open space."

PILASTER - A column partially embedded in a wall, usually nonstructural.

PITCH - The angle of slope of a roof.

PLANTING STRIP - A landscape strip located within the public right-of-way.

PORTICO - An open-sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

PRINCIPAL ENTRANCE - The entrance located at the intersection between the highest classification of an internal PRD roadway, typically a boulevard, with the highest classification of street in the existing street network; in the case of multiple entrances off of a single roadway, the entrance where the majority of traffic is expected and planned to enter. A development may only have one principal entrance.

PROPORTION - The relationship or ratio between two dimensions, i.e., width of street to height of building wall or width to height of window.

PUBLIC AND SEMIPUBLIC USE - Municipal uses, houses of worship, and public, private, or parochial elementary schools, community clubs, community facilities and any playgrounds, athletic fields, or other open space areas associated with any of the preceding uses.

PUBLIC VIEWSHED - That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any semipublic or private space which is normally accessible to the general public.

QUOINS - Corner treatment for exterior walls, either in masonry or frame buildings.

RHYTHM - The effect obtained through repetition of architectural elements, such as building height, rooflines, or side yard setbacks; of streetscape elements, such as decorative lampposts; or of natural elements, such as street trees.

RHYTHM OF SOLIDS TO VOIDS - The relationship between the solid portions of a building facade and the voids formed by doors, windows, other openings and recesses; may also refer to the relationship between building mass (solids) and side yard setbacks (voids) along a street.

SEMIPUBLIC RECREATION AREA - See "recreation area."

SIGNABLE AREA - The area or areas on a commercial building facade where signs may be placed without disrupting or obscuring the facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, signboards on fascias, and areas between the top of the storefront and the sills of second-story windows.

SIGNBOARD - The area or display surface used for the message, measured using conventional geometric shapes.

SIGN, ICON - A sign that illustrates by its shape the nature of the business conducted within.

SIGN, SANDWICH BOARD - A sidewalk sign, usually handwritten, for purposes of promoting daily specials at restaurants and cafes.

SPECIMEN TREE - A noninvasive tree in good health and a minimum of 30 inches in diameter at breast height that is specifically worthy of conservation because of species, size, shape, form, location, age, historical importance or other significant characteristic.

STREET FURNITURE - Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, kiosks, sign posts, streetlights, bike racks, bollards and removable enclosures.

STRING COURSE - See "belt course."

TEXTURE - The exterior finish of a surface, ranging from smooth to coarse.

VIEWSHED - See "public viewshed."

VISUALLY IMPERVIOUS - A buffering or screening device which partially or totally blocks the view to or from adjacent sites by a discernible factor ranging up to 100%.

VISUAL PREFERENCE SURVEY (VPS) - A process by which a community participates in evaluating its existing environment and in developing a common vision for its future.

VISUAL TERMINATION - A point terminating a vista or view, often at the end of a straight street or coinciding with a bend.

SECTION 1908. PERMITTED PRINCIPAL USES

The following uses are permitted in a planned residential development, subject to all the applicable development standards and requirements:

1. The following residential uses:
 - A. Single-family detached dwellings.
 - B. Zero lot line single-family detached dwellings.
 - C. Single-family semidetached dwellings.

- D. Duplex dwellings.
 - E. Townhouse dwellings.
 - F. Apartment dwellings in the R-3 Residential District only.
 - G. Carriage house dwellings.
 - H. Accessory dwelling units.
2. The following public and semipublic uses:
- A. Municipal uses and public parks and recreation: public structures typically constructed as part of this type of facility.
 - B. Community facilities.
 - C. Schools, elementary.
 - D. Houses of worship.
 - E. Community clubs.
3. The following nonresidential uses:
- A. Banks and other financial institutions, including drive-through banking facilities, provided such are located at the rear of a site.
 - B. Offices, professional and medical/dental.
 - C. Retail sales of goods and services.
 - D. Restaurants without drive-through facilities.
 - E. Neighborhood motor vehicle service station or garage.
 - F. Convenience stores, including those offering gas for sale, so long as there is a maximum of four fuel pumps with a capacity for serving a total of eight vehicles at one time.
 - G. Hotels, full-service and limited-service.
 - H. Day-care centers.
 - I. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2505.
 - J. Farmers Market. Such uses shall comply with the requirements of Section 2113.
4. Golf courses.
5. Agricultural uses, except agribusiness structures.

SECTION 1909. PERMITTED ACCESSORY USES

The following uses are permitted in a planned residential development, subject to all of the applicable development standards and requirements:

1. All residential accessory uses, including home occupations, shall comply with Article XXI, Accessory Uses, of this ordinance, except as modified in this article.
2. Cemeteries as an accessory use to houses of worship.
3. Community maintenance facilities.
4. Accessory uses, buildings or structures for nonresidential uses as approved by the Board of Commissioners.

SECTION 1910. MINIMUM AREA

A minimum of five (5) contiguous gross acres of land shall be required to qualify for consideration as a planned residential development. A minimum of 20 contiguous gross acres of land shall be required to be considered for a commercial component. Where the minimum acreage is met in an underlying District where a Planned Residential District is permitted by conditional use, and such acreage adjoins land in the B-1, B-2 or B-3 Districts, the parcels in the adjoining district may be incorporated into the Planned Residential District development tract, so long as the parcels in the B-1, B-2 or B-3 Districts comprise a maximum of ten percent (10) of the total combined gross tract acreage.

SECTION 1911. UTILITY SERVICES

Public sewer and public water service shall be installed and maintained.

SECTION 1912. COMMON OPEN SPACE

1. Not less than thirty (30) percent of the gross area of the planned residential development shall be allocated to and shall remain in common open space in perpetuity. Refer to Illustration 15. Common open space shall be deed restricted to prohibit future subdivision or development. Common open space shall be used for social, recreational and/or natural resource protection purposes. The uses authorized must be appropriate to the character of the common open space, including its topography, size and vegetation, as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.
2. Uses permitted in common open space include:
 - A. A maximum of 25% of the common open space land may contain detention basins or other stormwater management facilities.
 - B. Passive recreation areas.

- C. Light agriculture, excluding agribusiness, agritourism, farm occupations, feedlots, commercial livestock operations, and the like, but including orchards, community gardening, and the like, subject to an ownership mechanism, procedures and limitations between the parties concerned and subject to agricultural use standards. See Subsection G, Perimeter buffer.
 - D. Natural resource and conservation areas, including but not limited to steep slopes, floodplains, woodland, meadow, wetlands, and streams.
 - E. Cultural resources, including not more than one principal building and outbuilding.
 - F. Buffer areas.
 - G. Cemeteries, as an accessory use to a House of Worship
 - H. Common open space areas may be used for golf courses, nonmotorized paths and active recreation purposes with the approval of the Board of Commissioners. Recreational facilities shall be required to serve the anticipated needs of the residents of the development, taking into account the anticipated characteristics and demographic profile of the development's population, the recreational facilities available in neighboring developments, and the relevant provisions regarding recreational facilities contained in the Comprehensive Plan.
 - I. Accessory uses and structures, including benches, gazebos and pavilions, so long as such structures are located outside of natural resource and conservation areas.
3. Common open space shall be provided in the form of internal open space, greenways, and perimeter buffers. Internal open space shall be designed to provide a variety of outdoor experiences and amenities, such as pocket parks, plazas, greens/squares, mini park/play areas, or neighborhood parks. There shall be at least one (1) internal open space type located within fifteen hundred (1,500) feet of ninety (90) percent of all dwellings within a new neighborhood, determined by a fifteen-hundred-foot radius from the outermost boundary of such open space.
 4. Internal open spaces shall contain a minimum area of five hundred (500) square feet and shall generally be of a distinct geometric shape (generally rectilinear or square). Refer to Illustration 16 and Appendixes A, B and C. Internal open spaces shall be spatially enclosed on at least two sides by the buildings that front on the area or front upon the streets bounding the area. The internal open spaces shall be landscaped such that a minimum of seventy-five (75) percent of the area is covered with trees, shrubs, lawn and/or ground cover, where a minimum of fifty (50) percent of all vegetation is native species. Invasive species as defined by the PA DCNR shall not be permitted. The type of trees and shrubs shall be such that vistas through the internal open space are largely unobstructed. Internal open spaces shall be landscaped using elements such as formal gardens, walkways, monuments, statues, gazebos, fountains, park benches and pedestrian-scale lampposts. A minimum of fifty (50) percent of internal open spaces shall be designed as active gathering places for residents of the development in both day and evening and shall include places for strolling, sitting, social interaction and informal recreation. The central medians of boulevard streets shall not be included in the required internal open space computations.

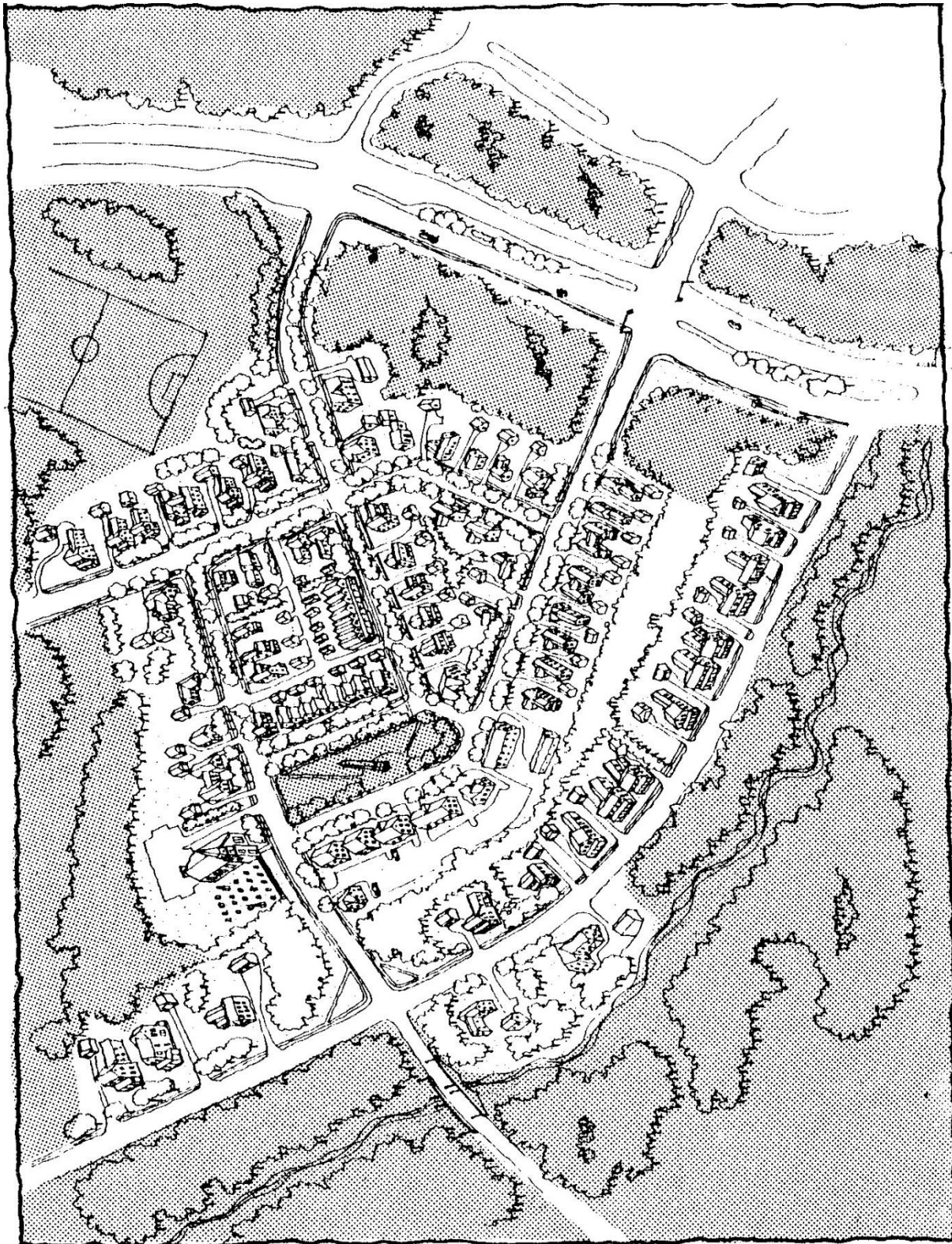


Illustration 15 — Neighborhood development focused on central internal open space (community green) and surrounded by a perimeter buffer.

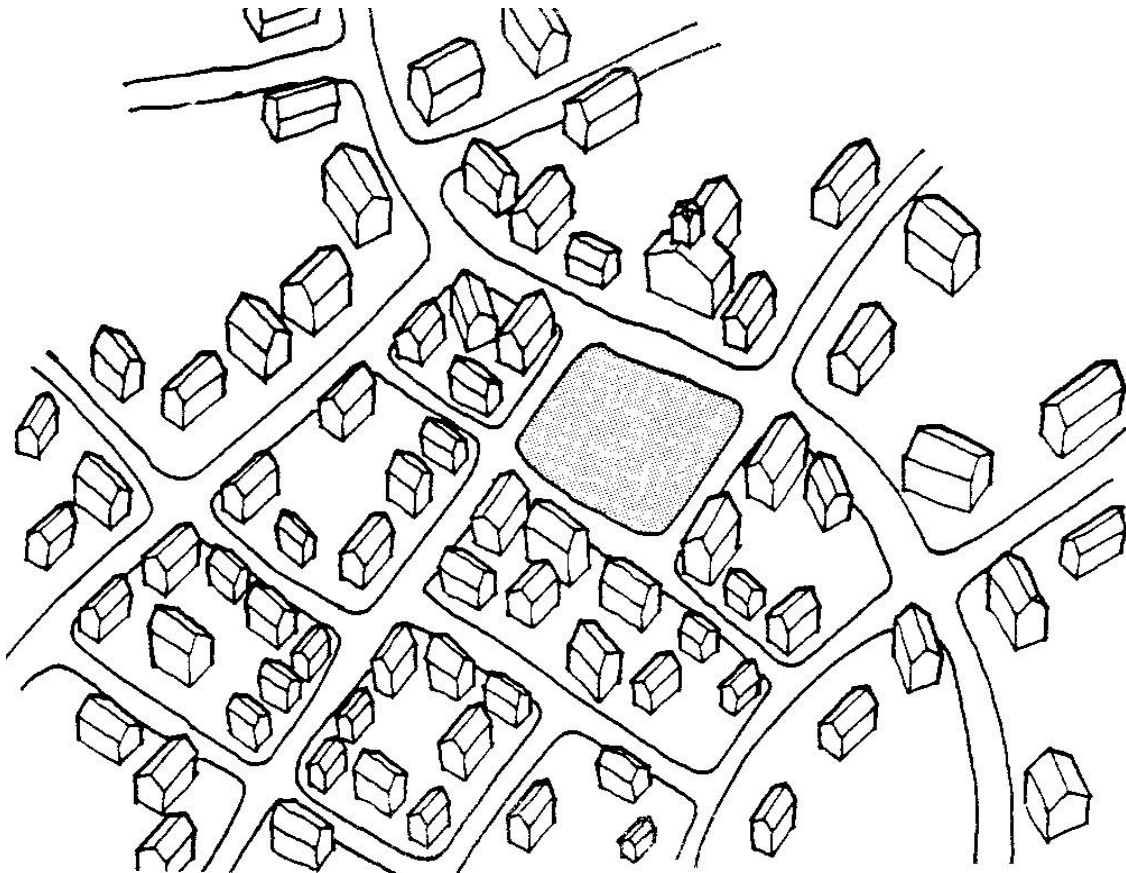


Illustration 16 — Internal open space.

5. Each development shall be designed to have one primary internal open space, which shall be considered as part of the thirty (30) percent common open space requirement and shall be referred to as the "community green." Refer to Illustration 17. The community green shall have a minimum area of 10,000 square feet, and the size, shape and design of the community green shall provide adequate space for concerts, outdoor exhibits and community gatherings, based on the number of residents expected in the development. Public rest rooms shall be considered in each community green. The community green shall be surrounded by development which may include commercial, residential and public and civic uses, community clubs and community facilities. If the development includes a Main Street commercial area, the community green shall either front upon Main Street, Main Street shall terminate at the community green, or Main Street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing herein shall preclude a large tract from containing two separate developments with two separate community greens.
6. For tracts of twenty (20) acres or larger, active recreation shall be provided within the required common open space at a rate of five (5) percent of the total required open space or one acre, whichever is greater, with the approval of the Board of Commissioners.

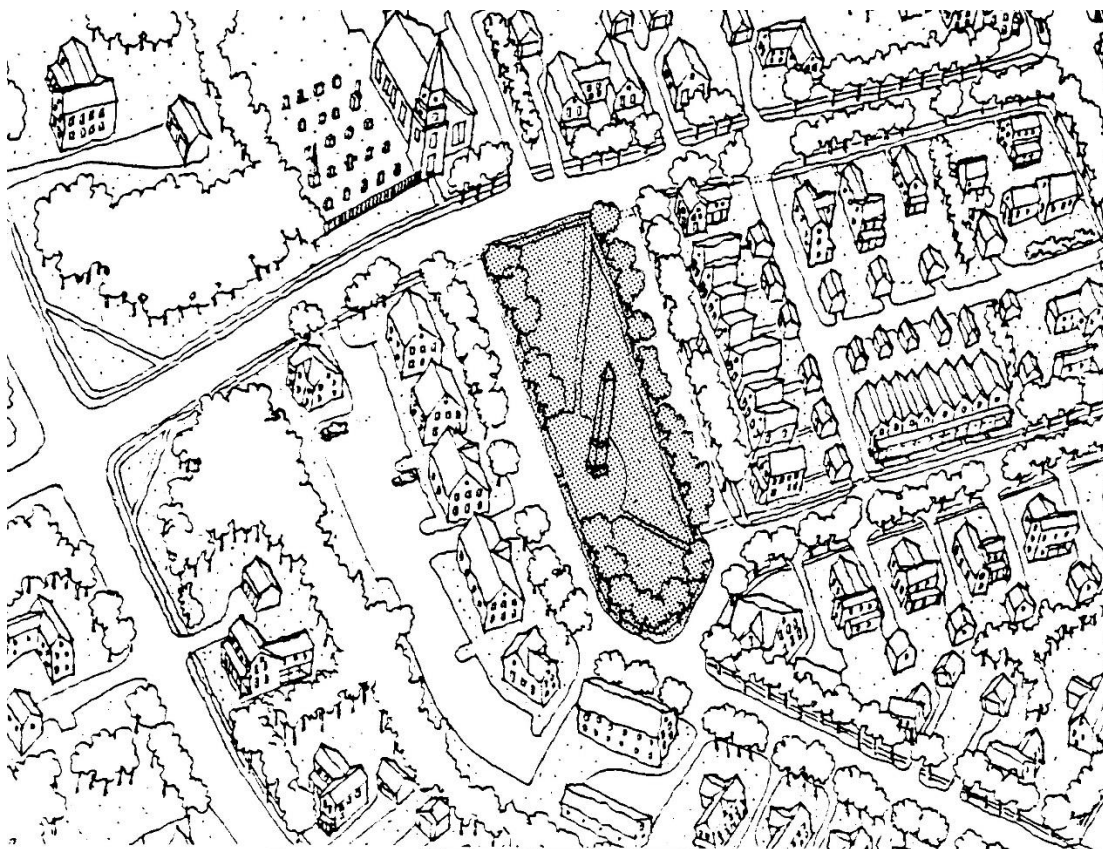


Illustration 17 — Community green surrounded by neighborhood development.

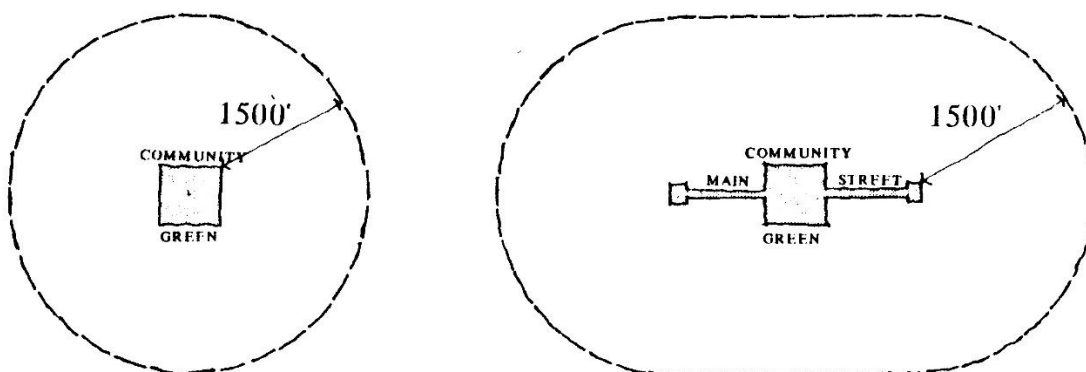


Illustration 18 — Diagrams of a fifteen-hundred-foot radius from the outermost boundary of the community green and a fifteen-hundred-foot radius from the outermost boundary of a community green combined with a Main Street commercial area.

7. Perimeter buffer. A perimeter buffer shall be required along the outer boundaries of the Planned Residential Development development tract, but not between adjacent parcels within the development if certain conditions exist on the adjacent tracts, as specified below:

- (a) A perimeter buffer of a minimum of 30 feet in width shall be provided where the tract abuts any roadway listed in Section 2213 of this ordinance. However, the minimum width contained in this Article XIX shall supersede that listed in Section 2213. Refer to Illustration 19.



Illustration 19 — Perimeter buffer abutting a roadway in Manheim Township with a positive VPS rating.

- (b) A perimeter buffer of a minimum of thirty (30) feet in width shall be provided where the tract abuts an existing tract of agricultural zoned land or where nonresidential/mixed uses within the Planned Residential Development abut existing residential uses.
- (c) A perimeter buffer may be used for agricultural purposes, including wood lots, with the approval of the Board of Commissioners. Perimeter buffers used for agricultural purposes shall be a minimum of three hundred (300) feet in width from the boundary of the developed area to the property line of the tract and shall provide for appropriate buffering adjacent to the developed area of the property. Refer to Illustration 20.
- (d) A perimeter buffer with a minimum width of 20 feet shall be required where residential uses in the Planned Residential Development abut existing residential uses on the adjacent tracts.

- (e) A perimeter buffer with a minimum width of six feet shall be required between commercial uses on adjacent lots, except where cross-access easements between shared parking exist or are approved as part of the Planned Residential District plan.
- (f) Unless the perimeter buffer abutting any roadway listed in Section 2213 of this ordinance contains existing mature trees and vegetation, such areas shall be planted with a mixture of predominantly native species trees at a minimum rate of one tree for every forty (40) feet.



Illustration 20 — Perimeter buffer used for agricultural purposes in Manheim Township with a positive VPS rating.

- 8. Common open space, particularly perimeter buffers, containing existing attractive or unique natural features, such as streams, creeks, ponds, woodlands, specimen trees and other areas of mature vegetation worthy of preservation, may be left unimproved and in a natural state as part of a greenway. As a general principle, the preservation of undeveloped open space in its natural state or as existing farms is encouraged. A developer may make certain improvements such as the provision of picnic areas. The developer is encouraged to make improvements to accommodate a nonmotorized path or paths for walking/jogging or biking. In addition, the Board of Commissioners may require a developer to make other improvements such as removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, grading and seeding. Common open space shall include all environmentally sensitive areas, including areas with slopes greater than twenty (20)

percent, one-hundred-year floodplains, wetlands, areas of seasonally high water, riparian buffers, and other such critical areas as may be determined by the Board of Commissioners. Existing man-made features, such as farmsteads and stone walls, may be preserved through incorporation in common open space.

9. Nonmotorized paths. The establishment of nonmotorized paths are integral to the overall pedestrian connectivity in the Township. The Commissioners may require, as a condition of final plan approval, the dedication and/or improvement of nonmotorized paths. The standards for nonmotorized paths are set forth in the Subdivision and Land Development Ordinance.
10. The buildings, structures, and improvements permitted in the common open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.
11. The construction schedule of the development shall coordinate the improvement of the common open space with the construction of residential dwellings. At no time in the development of various phases of the planned residential development may the total area of common open space in the phases developed be less than thirty (30) of the gross area of the developed lands, unless additional areas to produce the required percentage are permanently reserved as common open space on the remaining land of the total development. The location or size of this reserved common open space on remaining land may be altered or changed upon the approval and recording of the development plan of an additional phase of development.
12. Ownership, administration and maintenance of common open space shall be in accordance with Section 2216.

SECTION 1913. BLOCKS AND LOTS

1. The block layout shall be designed to create blocks that are generally rectilinear in shape, a modified rectilinear shape or another distinct geometric shape. Amorphously shaped blocks are generally discouraged, except where topographic or other conditions necessitate such a configuration. To the greatest extent possible, blocks shall be designed to have a maximum length of 800 feet. Alleys shall be permitted to bisect blocks. Refer to Illustration 21.

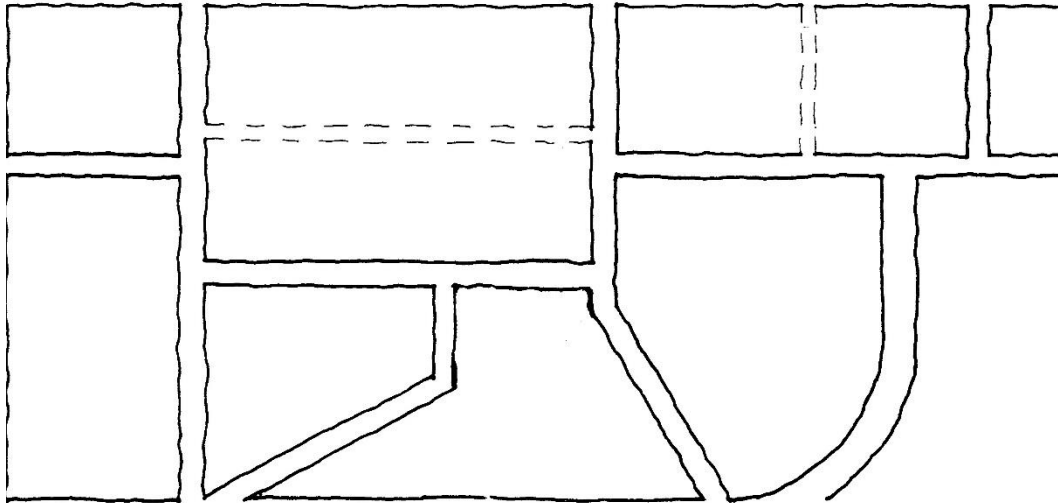


Illustration 21 — Diagram of streets defining geometrically shaped blocks, including some blocks bisected by alleys.

2. For buildings fronting a roadway, a build-to line shall establish the relationship of the primary facades to the edge of the sidewalk closest to the roadway. A build-to line shall be established for each block, courtyard, or street and shall fall between ten (10) feet and twenty-five (25) feet. A minimum of ninety (90) percent of all buildings on that block/courtyard or street shall conform to the build-to line, with the remaining ten (10) percent allowed to vary by being offset from the build-to line a maximum of two (2) feet in either direction. At least sixty (60) percent of an individual building facade shall be located along the build-to line. The remaining forty (40) is permitted to vary from the build-to line in order to provide for visual diversity and architectural enhancement in the form of recesses, projections, open space, or landscaping area.
3. For buildings in a courtyard configuration, the build-to line shall be measured from either side of the sidewalk(s) defining the pedestrian circulation.
4. For carriage houses located along an alley, the build-to line shall be coincident with the edge of pavement.
5. Lot areas and lot widths shall vary in order to eliminate the appearance of a standardized subdivision and encourage a mix of dwelling types.
6. Where a nonresidential component is proposed, a minimum of ten (10) percent of the blocks in a planned residential development shall have a mix of at least two (2) types of dwelling units on a street face.

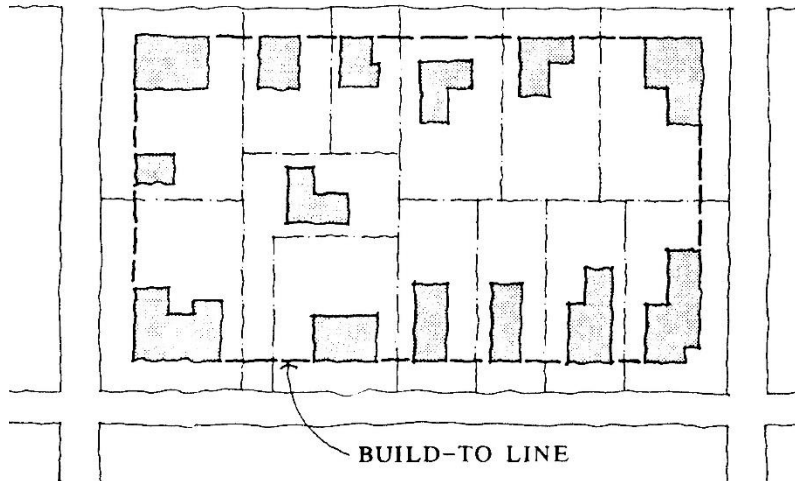


Illustration 22 — Diagram of varied lot sizes, including a flag lot, with front yard setbacks generally conforming to a build-to line.

SECTION 1914. STREETS

1. The street layout shall be a modified rectilinear street pattern adapted to the topography, unique natural features and environmental constraints of the tract. The street layout shall take into consideration the location of the community focus, common open space areas, gateways and vistas. Refer to Illustration 23. A minimum of two (2) interconnections with the existing public street system shall be provided for Planned Residential Developments with fifty (50) acres of gross tract area. An additional connection shall be provided for each additional fifty (50) acres. Linkages to adjacent developments and neighborhoods with nonmotorized paths and sidewalks are recommended where possible.

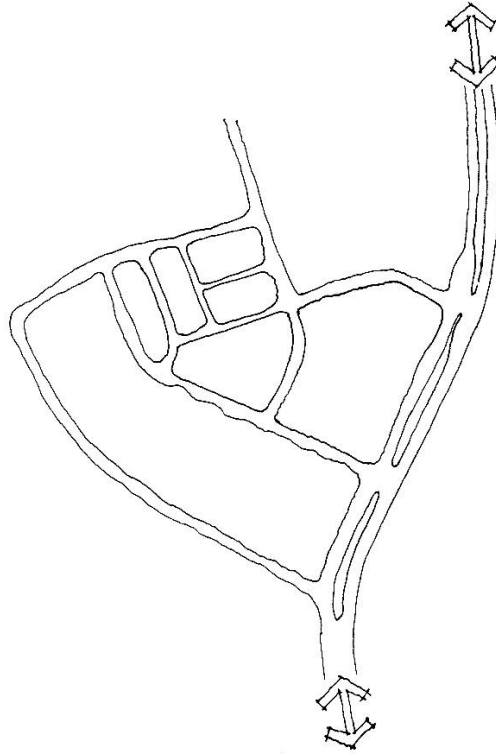


Illustration 23 — Diagram of a modified grid street pattern with two interconnections with the surrounding public street system.

2. The street layout shall form an interconnected system of streets, courts and alleys, modified to avoid a monotonous repetition of the basic street/block pattern. To the greatest extent possible, streets shall be designed to have a maximum length of eight hundred (800) feet, from intersection to intersection, and, to the greatest extent possible, shall either continue through an intersection or terminate in a "T" intersection directly opposite the center of a nonresidential building, an internal open space area, or a view into a perimeter buffer. Refer to Illustration 24.

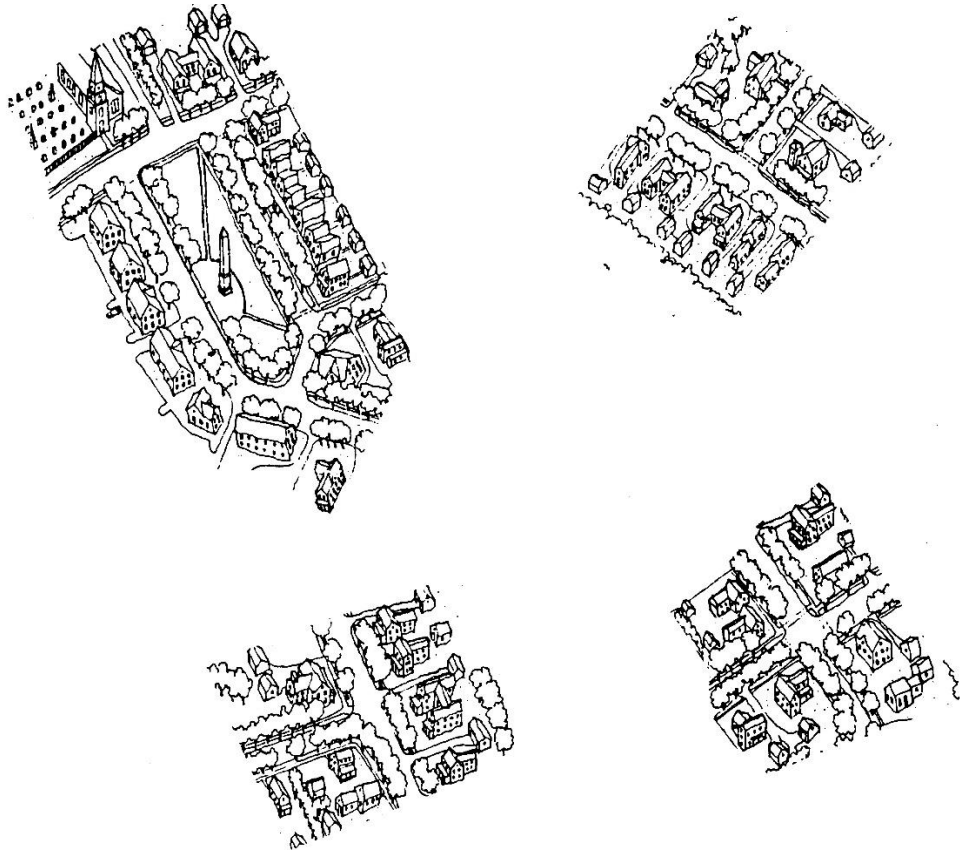


Illustration 24 — Diagrams of various modified rectilinear street and intersection configurations which can be interconnected and combined in a variety of ways.

3. The street layout shall incorporate a hierarchy of street types. The boulevard is typically used to provide access from the existing public road network and may serve as the primary commercial and mixed-use street within the development. The Main Street road type shall be used for the primary commercial and mixed-use street within the development. The residential street, Type A, is a collector street, while the residential street, Type B, is a local street; a combination of these residential street types shall be used for the residential streets. Alleys may be used to provide service access; they shall be treated as private streets, and any lot having access from an alley shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories. Refer to Illustration 25.

Hierarchy of Street Types

1. Major roads, Type A
2. Boulevard
3. Main Street
4. Residential street, Type A
5. Residential street, Type B
6. Alley

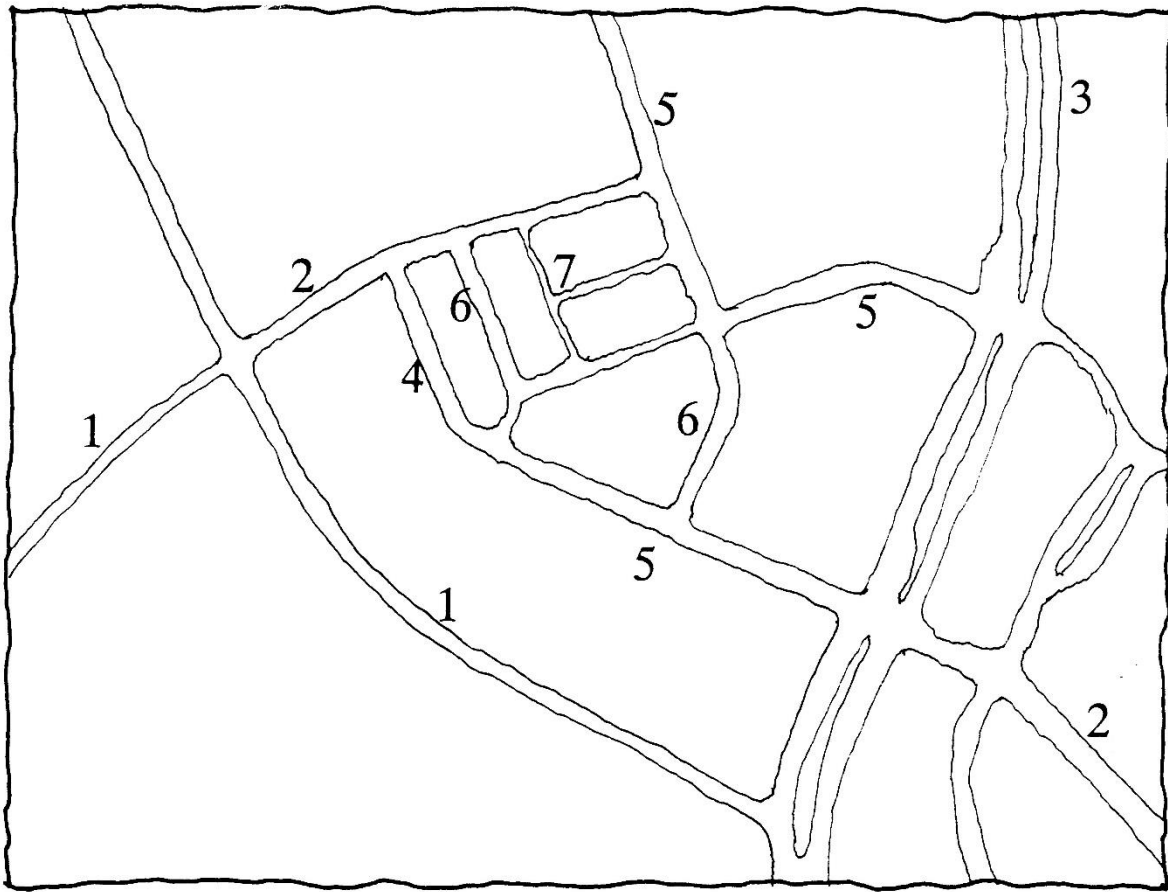


Illustration 25 — Diagram of the hierarchy of street types with the streets numerically keyed to the list above.

4. Street types shall be in accordance with Table 19-1 and Illustrations 27 through 31.
 - A. Major road, Type A. Refer to Illustration 27.

Township of Manheim

Table 19-1: Minimum Requirements by Street Type

KEY:

R = Required

P = Permitted

N = Not permitted

Street Type	Street Width Section (feet)	Paved Width (feet)	Sidewalk/ Nonmotorized Path (1)	On-Street Parking	Curbing	Maximum Design Speed	Street Trees (2)	Streetlighting	Illustration No.
Major road A	62-90	34 (with on-street parking)	Both sides	Both sides	R	35	Both sides	R	27
Boulevard	70-98	28 (without on-street parking)	Both sides	NP	R	35	Both sides, plus center median	R	28
Main Street	74	36	Both sides	R-both sides	R	25	Both sides	R	29
Residential street A	62	34	Both sides	P – both sides	R	25	Both sides	R	30
Residential street B	56	28	Both sides	P – one side	R	25	Both sides	R	31
Alley	Easement 20	One-way: 10 Two-way: 18	N	N	(8)	10	N	N	32

NOTES:

- (1) Sidewalks and nonmotorized paths shall be provided in accordance with Section 1918.
- (2) Street trees shall be provided in accordance with Section 1926.
- (3) Streetlights shall be provided in accordance with Section 1927.

Boulevard: A minimum of one row of street trees shall be located along both sides of this roadway, one row shall be located in the planting strip between the curb and sidewalk/nonmotorized path. Where a second row is provided, it shall line the outer edge of the sidewalk/nonmotorized path.

A sidewalk with a minimum of five feet in width or a nonmotorized path with a minimum width of 10 feet shall be located on each side of a boulevard, except that, where adjacent to commercial uses, the sidewalk shall be a minimum of 10 feet in width and a maximum of 15 feet.

Boulevard: A planting strip shall be provided in the center median and on both sides of the street between the curb and sidewalk/nonmotorized path. The planting strip on both sides shall be a minimum of five feet in width, except that, in commercial areas, brick pavers may be substituted for the planting strip. The median shall be planted with a combination of flowers, shrubs, and ornamental or street trees planted at intervals appropriate to the species, and other plantings with the goal being plantings that provide interest, variety, and modest visibility through the median. Trees shall be planted a minimum of 2 1/2 feet from the curb.

Main Street: Planting strips shall be provided along both sides with a minimum width of eight feet. Along commercial uses, brick pavers may be substituted for the planting strip. However, street trees shall be required.

Alleys:

- (a) An alley shall be a private street and shall not be dedicated to the Township. The property homeowners' association of the planned residential development shall maintain such private streets or easements.
- (b) Parking along an alley shall be provided on driveways built a minimum of eight feet deep to allow for vehicles to park parallel to the alley or a minimum of 20 feet deep to permit vehicles to park perpendicular to the alley or in designated parking areas.
- (c) Curbing shall not be required except at corners of intersections with other street types. At such corner locations, straight curbing shall be required for the entire corner radius and five feet preceding same. Such curbing shall not extend more than six inches above the finished pavement.
- (d) Alley lighting shall be provided on all garages or on poles adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme.

Handicap ramps shall be provided in accordance with the ADA regulations.

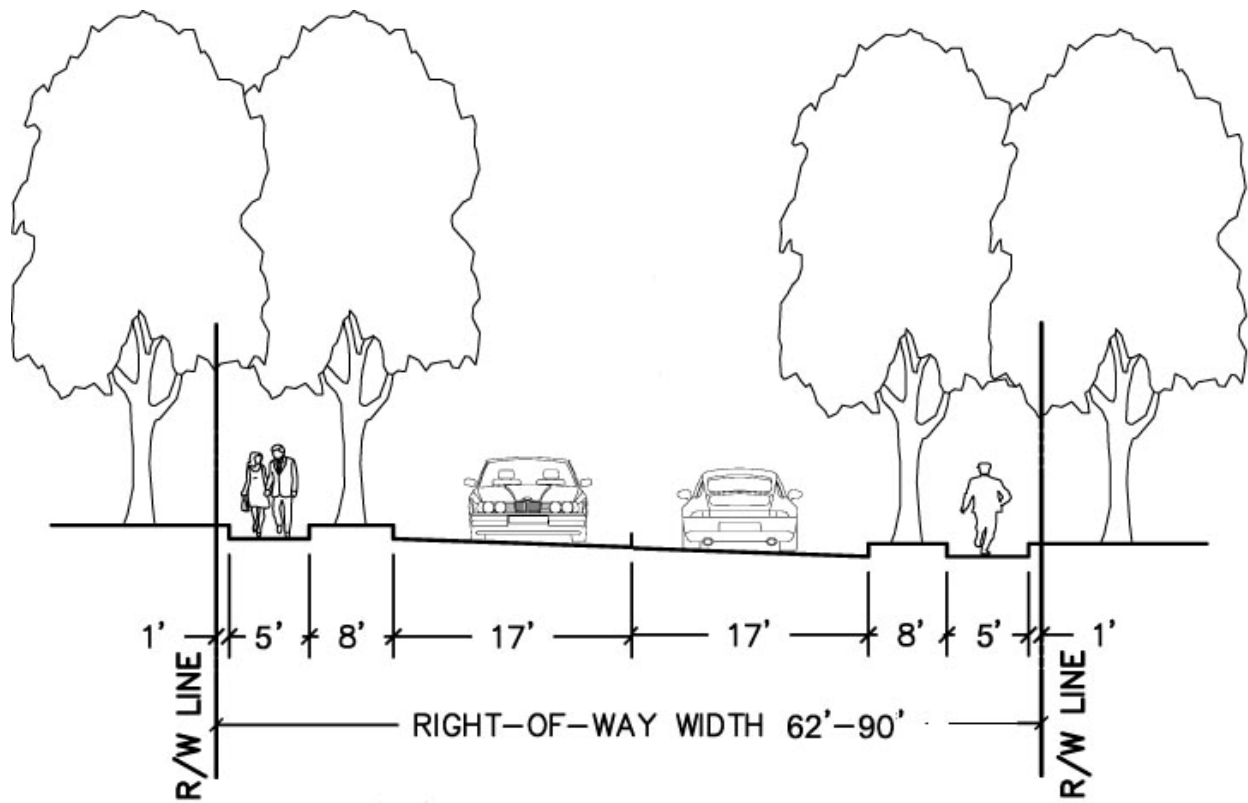


Illustration 27 — Street section for major road, Type A.

B. Boulevard. Refer to Illustration 28.

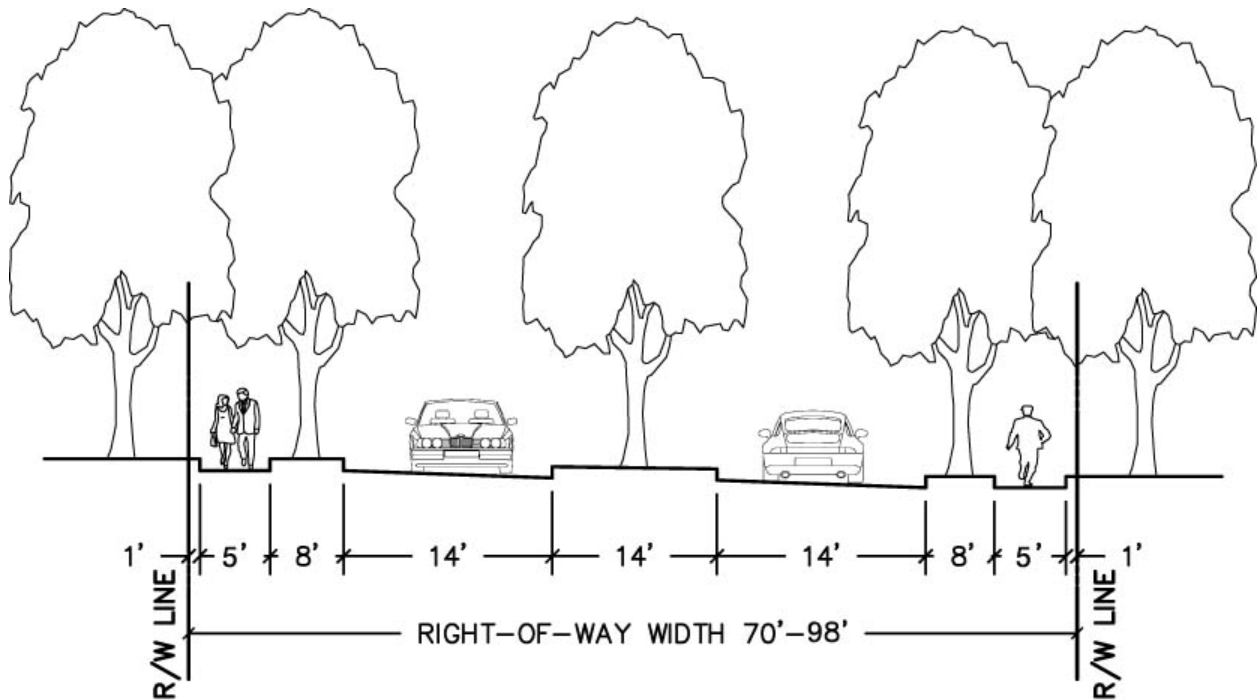


Illustration 28 — Street section for boulevard.

C. Main Street. Refer to Illustration 29.

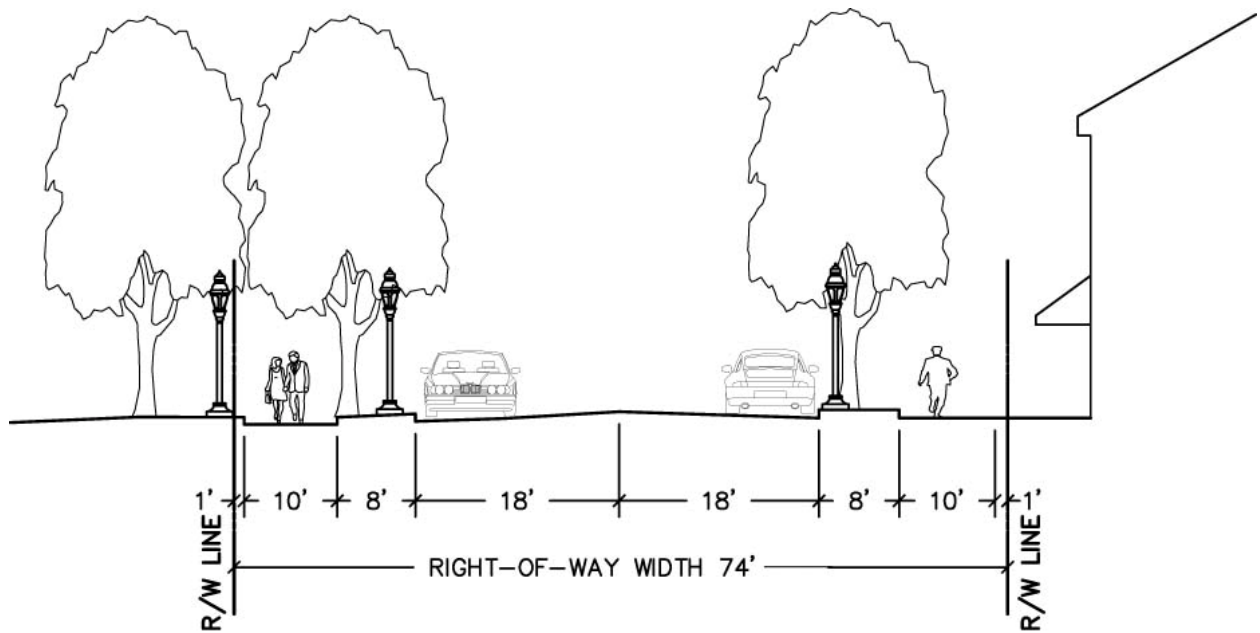


Illustration 29 — Street section for Main Street.

D. Residential street, Type A. Refer to Illustration 30.

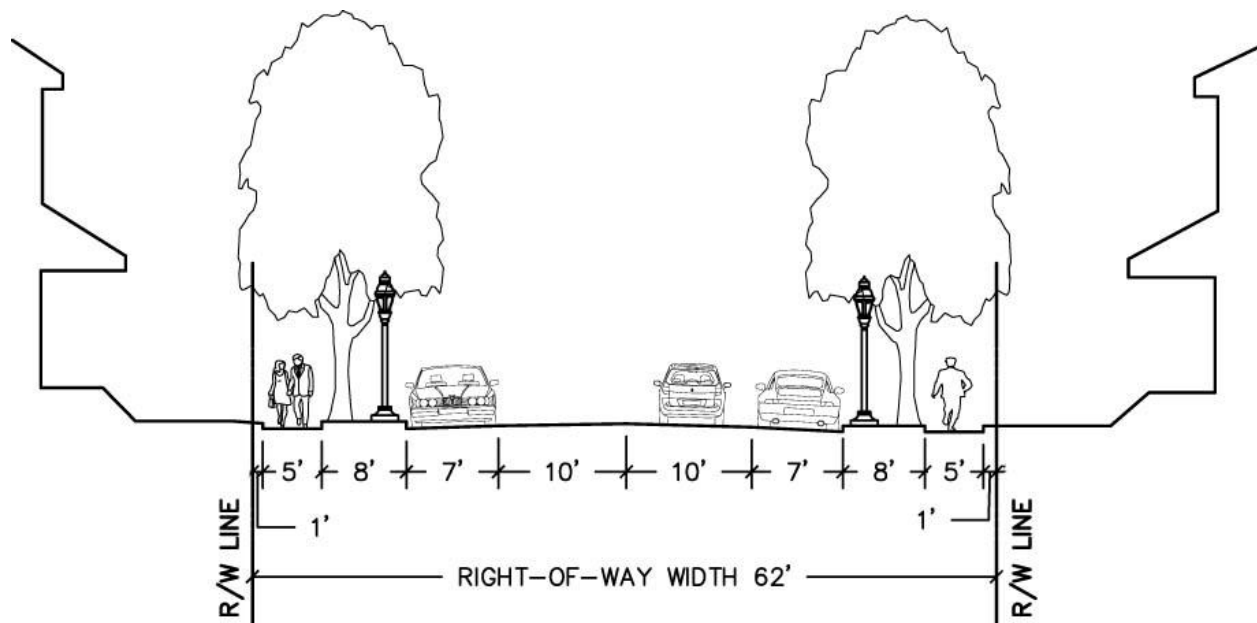


Illustration 30 — Street section for residential street, Type A.

E. Residential street, Type B. Refer to Illustration 31.

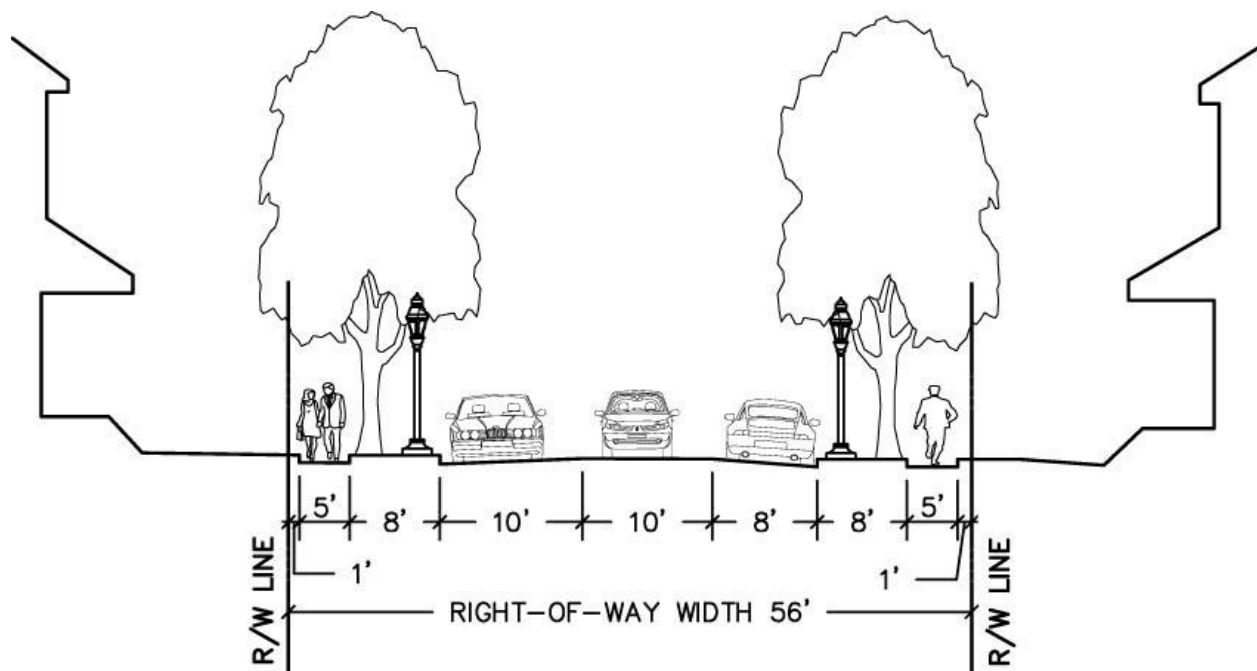


Illustration 31 — Street section for residential street, Type B.

F. Alley. Refer to Illustration 32.

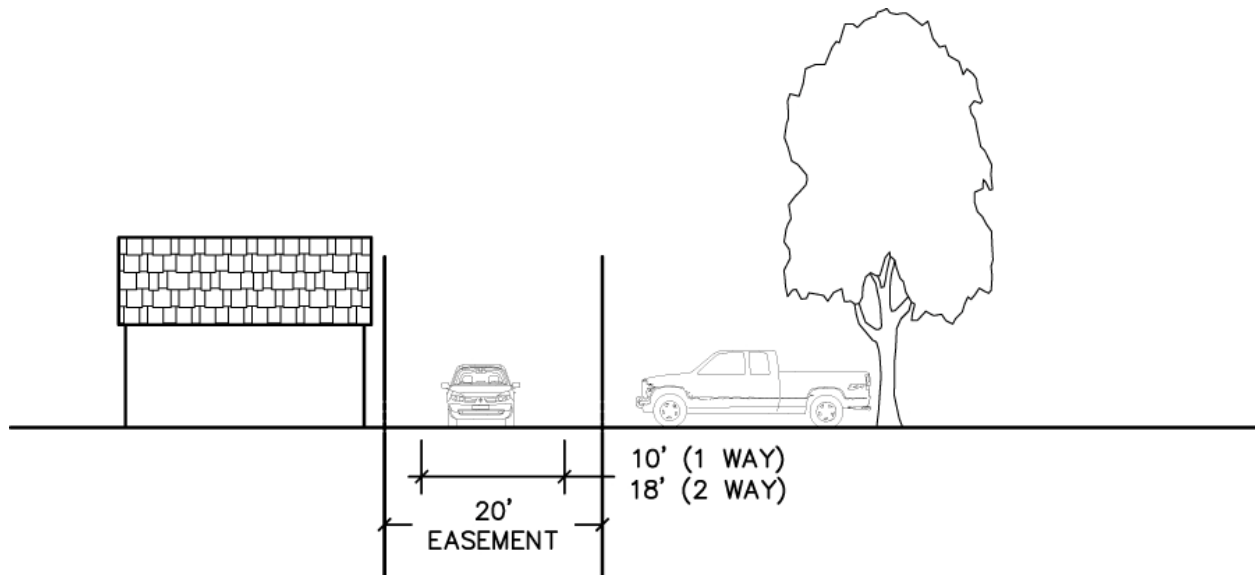


Illustration 32 — Street section for alley.

SECTION 1915. RESIDENTIAL DEVELOPMENT

1. Gross density.
 - A. The maximum allowable gross residential density shall not exceed the following schedule based on the zoning district in which the tract is located:

Maximum Residential Density (DU/AC)		
Zoning District	Without TDR	With TDR
R-1	2.2	4
R-2	2.9	7
R-3	4.3	10
 - B. For tracts acting as receiving zones for transferable development rights (TDR), refer to Article XXVI of this ordinance.
2. Dwelling unit mix. A minimum of two residential dwelling types shall be provided in each development. Dwelling unit types shall be defined based upon form per the definitions in Article V and herein, regardless of fee simple or condominium ownership. Single-family detached units are not required; however, where they are proposed, they shall comprise a maximum of forty (40) percent of the total units. Carriage houses shall not constitute more than ten (10) percent of the dwelling units in a development. Refer to Illustrations 33 through 35.



Illustration 33 — Single-family residential development in Manheim Township with a positive VPS rating.



Illustration 34 — Semidetached dwellings in Manheim Township with a positive VPS rating.



Illustration 35 — Townhouses in the Village of Lititz with a positive VPS rating.

3. Net residential density shall generally decrease from the community green towards the periphery of the development. A mix of dwelling unit types shall be distributed throughout the development, with smaller lots and higher density dwellings generally located closer to the community green and Main Street if such is provided. The segregation of different dwelling unit types is discouraged, and no dwelling unit type shall be isolated in a particular area of the development, except that apartments over retail or live-work units would only be found in a Main Street commercial area. Where a non-residential component is proposed, a minimum of ten (10) percent of the blocks shall have a mix of two (2) dwelling unit types located along its street frontage. Lot widths and lot sizes shall vary to accommodate a diversity of dwelling unit types. Refer to Illustration 36.

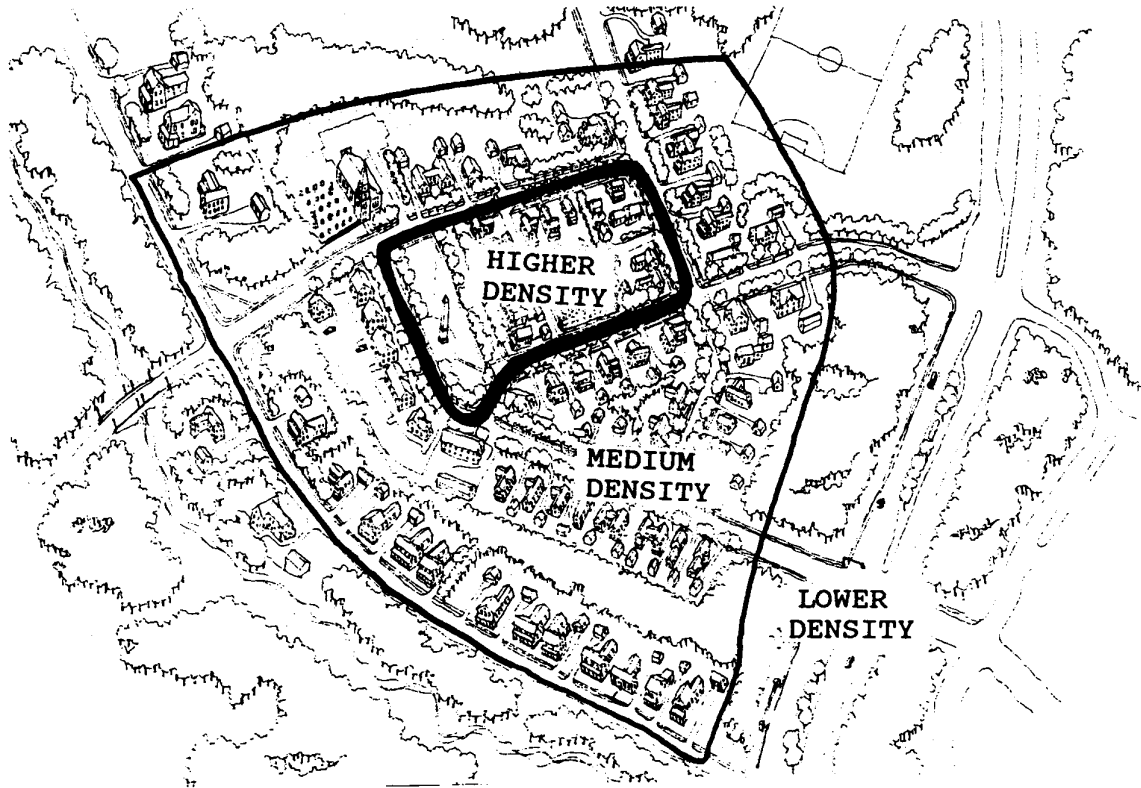


Illustration 36 — Residential density should generally decrease from the community green towards the periphery of the neighborhood.

4. Buildings containing dwelling units shall be designed to vary in appearance. Building designs shall vary in terms of footprint, architectural elevations, fenestration, type of roof, height, front entrance and porch locations. Colors, materials and architectural details should be limited in number, compatible, and used repeatedly throughout the neighborhood; however, a monotonous pattern should be avoided. Refer to Illustration 37.



Illustration 37 — Buildings containing dwelling units should be designed to vary in appearance.

5. Accessory dwellings integrally attached to single-family detached dwellings or detached accessory building or carriage houses, located on the same lot as single-family detached dwellings. Accessory dwellings shall be limited to one thousand (1,000) square feet in floor area and shall comply with Section 2515. For the purposes of calculating residential density, each accessory dwelling unit or carriage house unit shall count as one-half (0.5) dwelling unit. There shall not be more than one (1) accessory dwelling located on a lot in addition to the single-family detached dwelling. Refer to Illustration 38.



Illustration 38 — Accessory dwellings may take the form of detached outbuildings, such as carriage houses. This photograph of a carriage house located at the rear of a lot in the Village of Cranbury, New Jersey, received a positive VPS rating.

6. Apartment dwellings located on upper floors above commercial uses shall be limited to a maximum of one thousand five hundred (1,500) square feet in gross floor area, and, for the purposes of calculating residential density, each such apartment dwelling located on upper floors above commercial uses shall count as one-half (0.5) dwelling unit. Refer to Illustration 39.



Illustration 39 — Apartment dwellings may be located on the upper floors of mixed-use buildings above commercial uses.

7. A minimum of fifty (50) percent of the ground floor of all dwelling units, except apartment dwellings located on upper floors, shall be raised above ground level at the front of the building by a minimum of two (2) feet. Refer to Illustration 40.



Illustration 40 — The ground level of fifty (50) percent of all dwelling units should be raised at least two (2) feet above grade, preferably combined with a covered front entry porch.

8. A minimum of fifty (50) percent of all dwelling units, excluding accessory dwellings, apartment dwellings and carriage houses located on upper floors, shall have a clearly defined front yard using landscaping, hedging, fencing or a brick or stone wall, none of which shall exceed forty-two (42) inches in height. Front yards of attached duplexes or townhouses may be unified into one common yard treated as a single front yard of the entire building. Refer to Illustration 41.

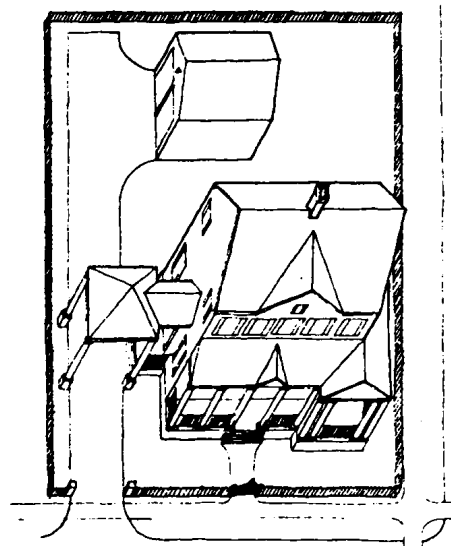
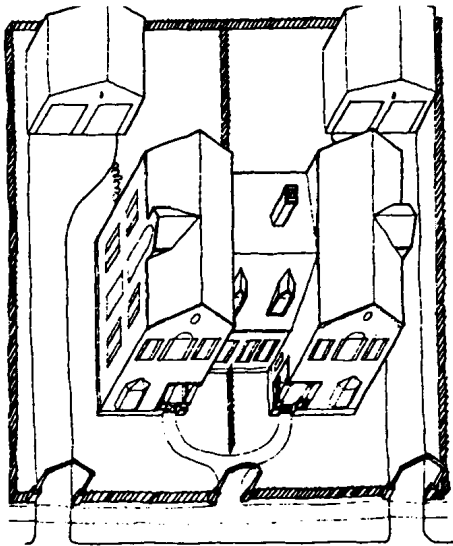


Illustration 41 — The front yard of fifty (50) percent of all dwelling units should be clearly defined by landscaping, hedging, fencing, or a brick or stone wall.

9. A minimum of fifty (50) percent of dwelling units, except apartments and carriage houses, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of five (5) feet deep from the front wall of the dwelling to the enclosing porch rail and ten (10) feet long. Refer to Illustration 42.

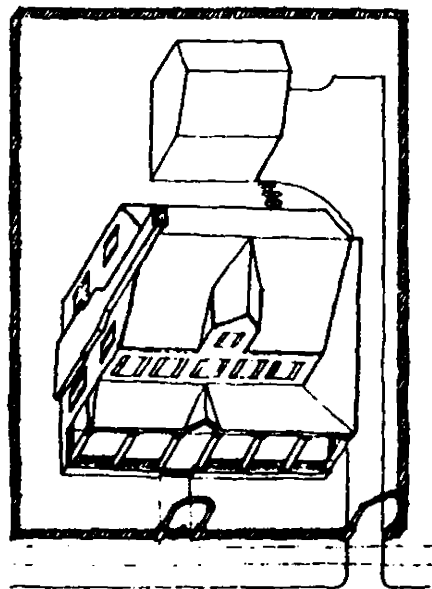
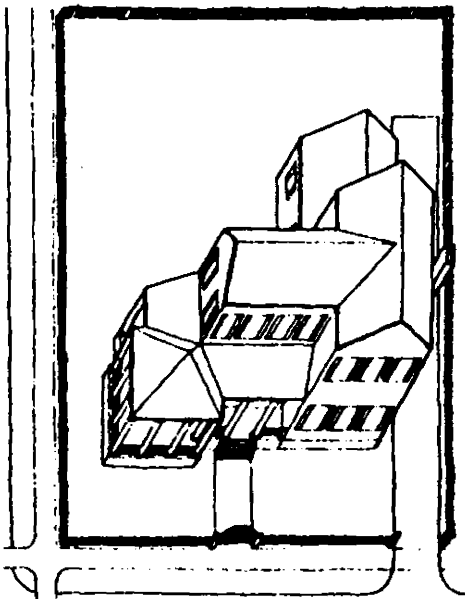


Illustration 42 — The front entrance of fifty (50) of all dwelling units should have a covered front entry porch, preferably raised a minimum of two feet above ground level.

10. All dwelling units, except apartments and carriage houses located on upper floors, shall have a private yard or patio a minimum of one hundred (100) square feet in area and may be enclosed by a wooden fence, trellis or lattice, evergreen hedge, or some combination thereof. The height of such enclosure shall not exceed six feet and shall be suitable to provide privacy and screen views of neighboring uses. At least fifty (50) percent of the upper-floor apartment dwellings shall be provided with a terrace consisting of a minimum of sixty (60) square feet, recessed inside the exterior building wall of the dwelling. For upper-floor apartment dwellings, each dwelling shall be provided with access to a conveniently located common rear yard or patio consisting of one hundred (100) square feet of area. Refer to Illustration 43.

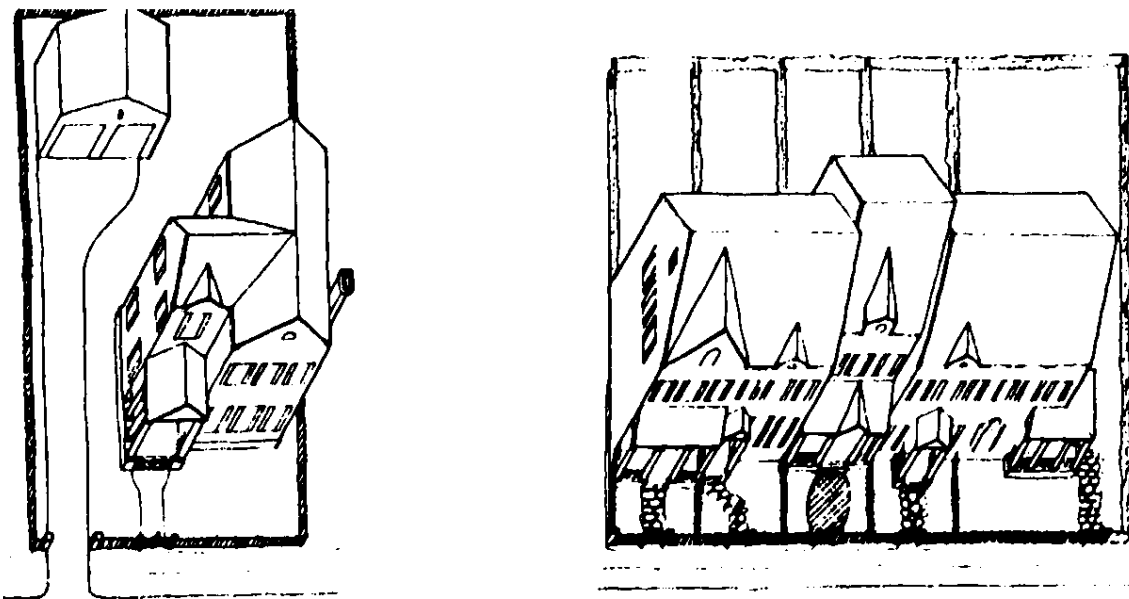


Illustration 43 — All dwelling units shall have a private yard, patio or upper-floor terrace.

SECTOM 1916. COMMERCIAL DEVELOPMENT

1. Eligibility for commercial development. Commercial components shall be permitted only under the following conditions:
 - A. A minimum of twenty (20) acres of contiguous gross acres of land shall be required for a commercial component to be considered in a planned residential development.
 - B. The development shall be located within 3,000 feet of a highway interchange, major or minor arterial, or major collector road in accordance with the Manheim Township Comprehensive Plan and the Manheim Township Subdivision and Land Development Ordinance.
 - C. The development shall not be located within a two-mile radius of another Planned Residential District with a commercial component, planned commercial development, or shopping center.

2. Commercial density.
 - A. The commercial density of a Planned Residential Development shall range from a minimum of forty (40) square feet of commercial floor area per residential dwelling unit to a maximum of one hundred fifty (150) square feet of commercial floor area per dwelling unit. If the plan is constructed in phases, the minimum square footage of commercial floor area per dwelling unit must be constructed during each phase. For the purposes of this subsection, accessory dwellings, carriage houses and apartments located on upper floors above a commercial use shall be counted as one-half (0.5) dwelling unit each.
 - B. Commercial density may exceed one hundred fifty (150) square feet of commercial floor area per dwelling unit up to a maximum of three hundred (300) square feet per dwelling unit where the developer acquires a development right for each additional five hundred (500) square feet of floor area in accordance with Article XXVI, Transfer of Development Rights (TDR). In no case shall the commercial floor area exceed three hundred (300) square feet per residential dwelling unit.
3. At no time in the development of a planned residential development phase may the commercial density in the sections developed be cumulatively greater than the density permitted above.
4. The commercial component shall consist of a minimum of fifty (50) percent commercial uses primarily oriented to serve the residents of the development and residents of the immediately surrounding residential community located within two thousand (2,000) feet of the commercial use. The remaining commercial uses may consist of any permitted commercial uses, including other types of retail and service uses.
5. Commercial development shall be mixed and integrated with dwelling units and public and semipublic uses and community facilities. The greatest concentration of commercial development shall be located around a community green and/or within a Main Street commercial area. Refer to Illustration 44. Individual commercial uses may also be located in corner stores. Refer to Illustrations 45 through 47.

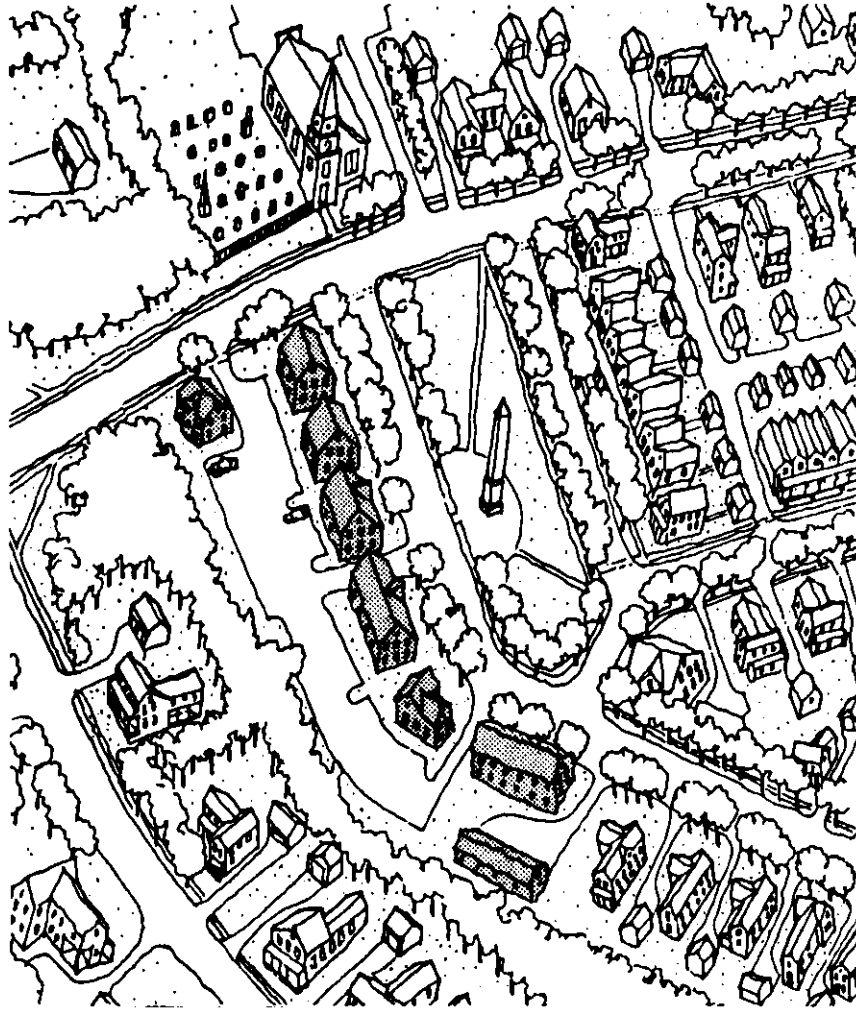


Illustration 44 — The greatest concentration of commercial development in a neighborhood should be around a community green and/or within a Main Street commercial area.



Illustration 45 — Commercial use situated on Main Street across from the community green in the Village of Lititz with a positive VPS rating.

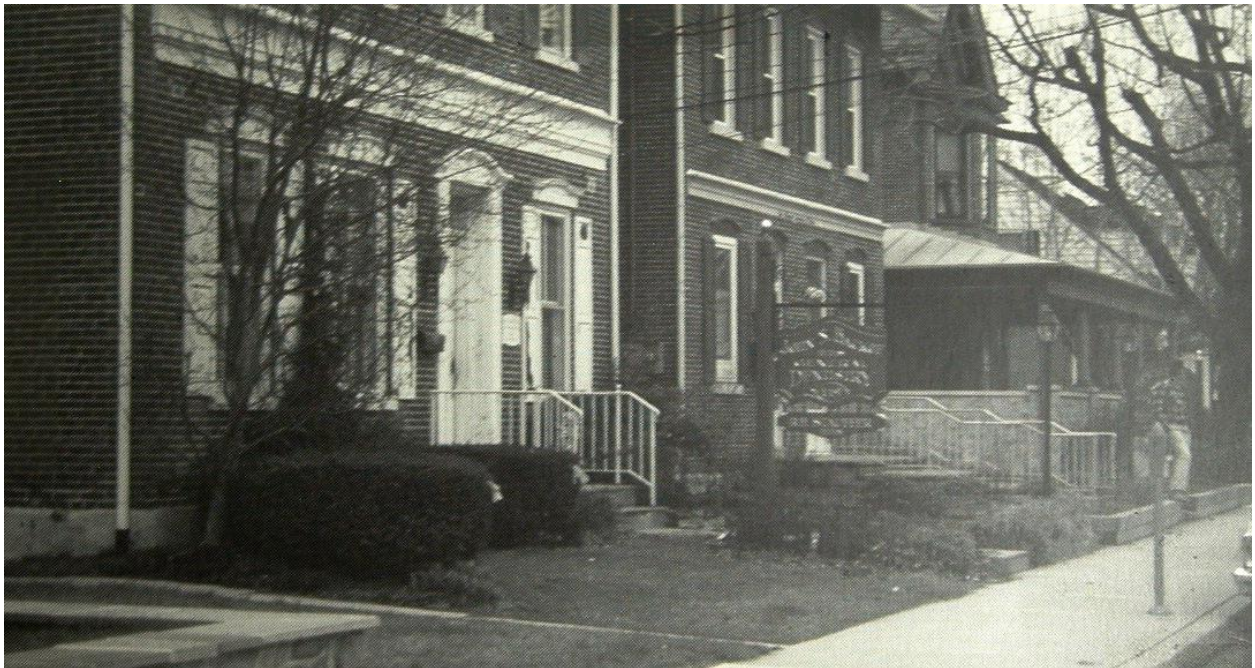


Illustration 46 — Ground-level offices with upper-level apartments in New Holland, Pennsylvania, with a positive VPS rating.



Illustration 47 — High concentration of commercial uses and apartments on Main Street in the Village of Lititz with a positive VPS rating.

6. Commercial uses shall primarily be contained in multistory, mixed-use structures with commercial uses on the ground level and apartment dwellings on the upper levels. Such buildings shall vary in terms of footprint and architectural elevations. The maximum ground-level footprint of a commercial building shall be fifteen thousand (15,000) square feet, provided that the maximum area devoted to a single business shall not exceed five thousand (5,000) square feet, and provided that commercial buildings shall provide several primary facade treatments. Each such facade treatment shall not exceed fifty (50) feet in length. In a three (3) story building, the second floor may contain either apartment dwellings or commercial uses. However, in no case shall nonresidential uses be located above residential uses. Refer to Illustration 48.

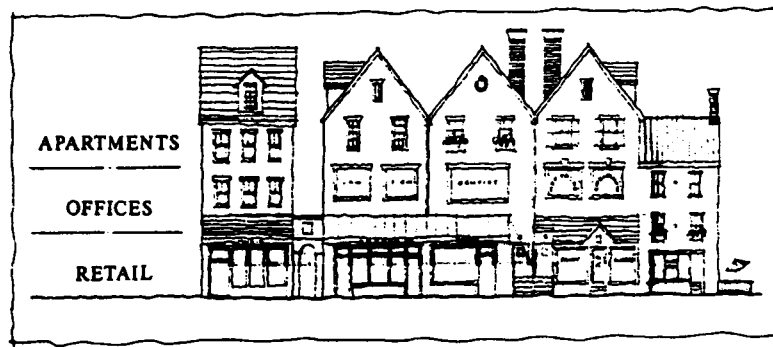


Illustration 48 — Multistory, mixed-use structures may contain retail uses on the ground floor, office uses on the second floor and apartment dwellings on the third floor.

7. Corner stores may be located in residential areas of the development on corner lots adjacent to or across the street from an internal open space. Corner store buildings shall be designed to appear as a residential building and shall be limited to one ground-level commercial use not to exceed 2,500 square feet in gross floor area with apartment dwellings on the upper level(s). The commercial use in a corner store shall be primarily oriented to serve the residents of the immediately surrounding neighborhood. Refer to Illustration 49.

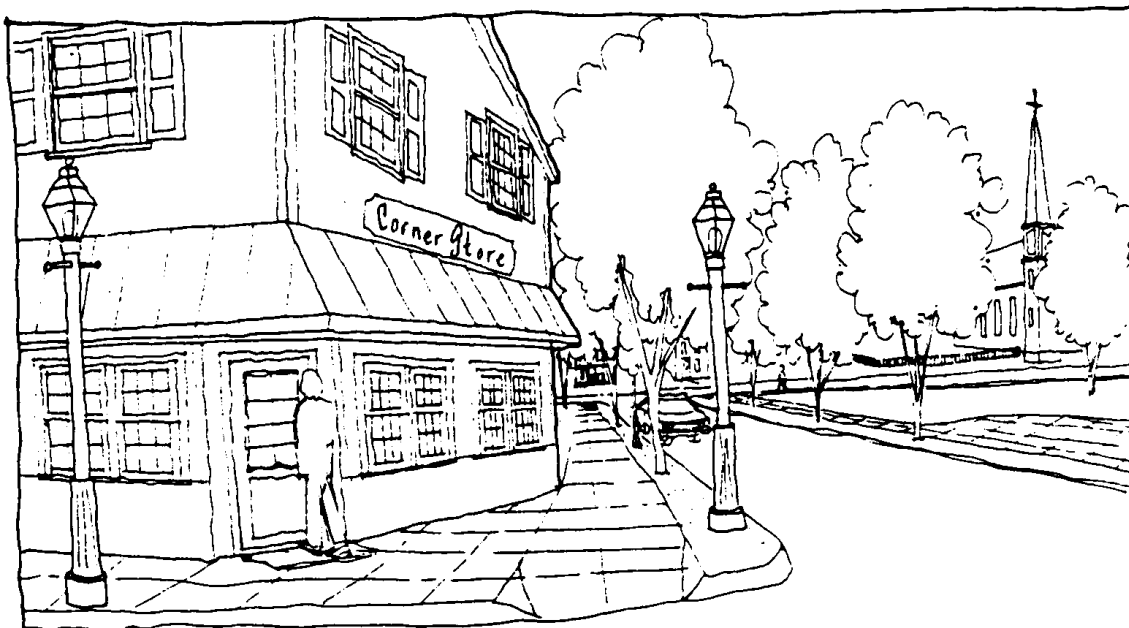


Illustration 49 — Commercial uses may also be located in corner stores within residential areas.

8. Restaurant uses shall be permitted to operate outdoor cafes on sidewalks in accordance with Section 2526.



Illustration 50 — Restaurants may have outdoor cafes on sidewalks or in courtyards.

9. Commercial uses shall be permitted to have sidewalk displays of retail merchandise from their establishments. Refer to Illustration 51, and see Section 2527.

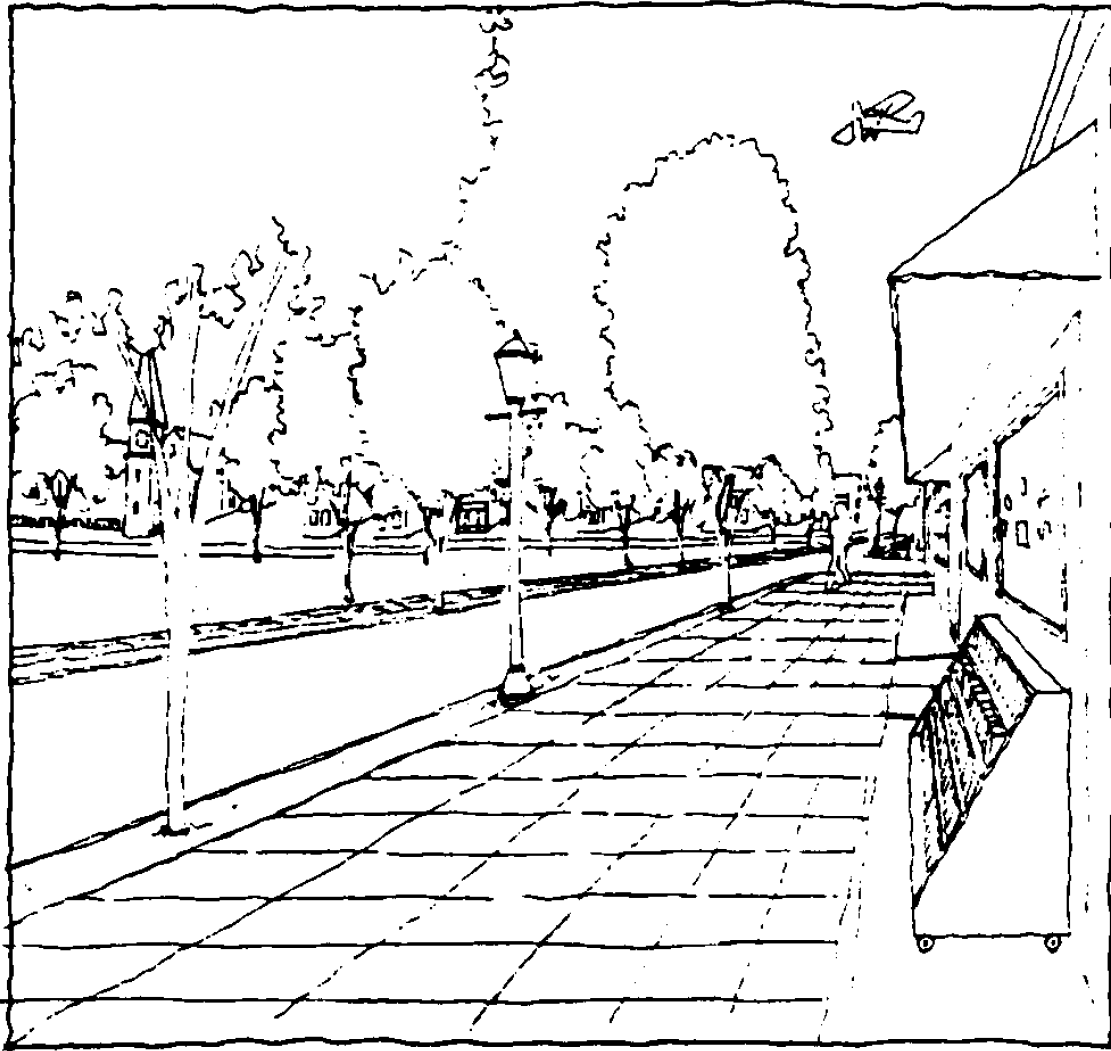


Illustration 51 — Commercial uses may have sidewalk displays of retail merchandise.

10. The following standards and guidelines are applicable to hotels located within planned residential developments:
 - (A) No more than twenty-five (25) rooms, all located within the same building, shall be made available for temporary sleeping purposes by guests.
 - (B) No guest rooms shall have direct access to the outside. Guest room entries shall line interior hallways accessed by guests who pass through a main lobby.
 - (C) Any full-service kitchen and restaurant facility for use by the general public shall be located in the same building as the rooms designated for guests.

SECTION 1917. PUBLIC AND SEMIPUBLIC USES, COMMUNITY CLUBS AND COMMUNITY FACILITIES

1. Public and semipublic uses, community clubs or community facilities are encouraged.

2. Sites for such uses shall be located around the community green or along or adjacent to Main Street, where feasible. In all cases, such uses shall be located within one quarter (1/4) mile of Main Street. Refer to Illustration 52.
3. Sites for such uses shall be dedicated to appropriate users, as determined by the Board of Commissioners.

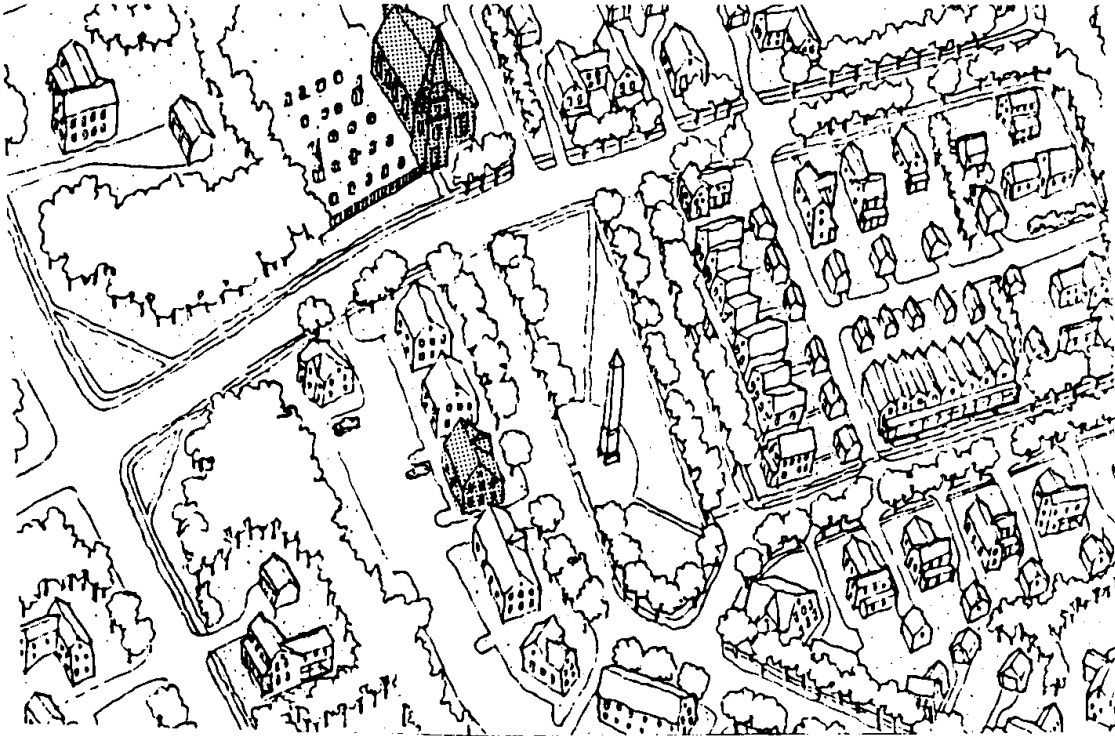


Illustration 52 — Sites for public and semipublic uses, community clubs and community facilities should be prominently located around a community green or within a Main Street commercial area.

4. Such uses shall occupy more prominent buildings, by virtue of additional mass and height, civic architectural design, or other distinguished features. Refer to Illustration 53.



Illustration 53 — Buildings for public and semipublic uses, community clubs and community facilities should be prominent by virtue of additional mass and height, civic architectural design, or other distinguished features.

SECTION 1918. SIDEWALKS AND NONMOTORIZED PATHS.

1. A sidewalk system shall be provided interconnecting all residential areas and individual dwelling units with other dwelling units, nonresidential uses and common open spaces, as well as connecting to adjoining developments and public and semipublic uses. Sidewalks shall be of barrier-free design to the greatest extent possible and shall meet the requirements of the Americans With Disabilities Act. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping and other street furniture where appropriate.
2. Sidewalks shall be a minimum of five (5) feet in width; sidewalks in commercial areas, including along Main Street, shall be ten (10) to fifteen (15) feet in width. Sidewalks shall be constructed of brick, slate, colored/textured concrete pavers, concrete-containing accents of brick or some combination thereof that is compatible with the style, materials, colors and details of the surrounding buildings. The functional, visual and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation.
3. Sidewalks along streets shall be set back a minimum of five (5) feet from the curb. At corners in commercial areas, handicapped ramps shall be provided and sidewalks shall be continued across street surfaces in accordance with the Township and PennDOT standards.

4. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Pedestrian crosswalks shall be designed in accordance with the Township and PennDOT standards. All sidewalks and other pedestrian walkways shall have appropriate lighting fixtures consistent with the overall design theme for the development.
5. Nonmotorized paths shall be provided where possible, linking internal open space areas with perimeter open space areas and open space areas on adjacent tracts. Nonmotorized paths shall be a minimum of ten (10) feet wide and may use asphalt paving. Nonmotorized paths shall be designed for shared use by both bicyclists and pedestrians and shall be set back from curbs a minimum of five (5) feet.

SECTION 1919. AREA AND BULK REGULATIONS.

1. Single-family detached dwellings:
 - A. Minimum lot area: six thousand two hundred fifty (6,250) square feet.
 - B. Minimum lot width:
 - (1) At street line: Fifty (50) feet.
 - (2) At front yard setback line: Fifty (50) feet.
 - C. Minimum lot depth: One hundred twenty five (125) feet.
 - D. Minimum yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty-five (25) feet.
 - (2) Side yard (each side): minimum of eight (8) feet.
 - (3) Rear yard: Twenty-five (25) feet.
 - E. Maximum building height: Thirty-five (35) feet.
 - F. Maximum building coverage: Forty (40) percent.
 - G. Minimum open area: Forty (40) percent.
 - H. Bulk standards for accessory dwellings. An accessory dwelling located on the same lot as a single-family detached dwelling, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modification, except that a detached accessory dwelling shall be limited to a maximum building height of twenty-five (25) feet.
 - I. Area and bulk standards for flag lots. Flag lots shall comply with the above-specified area and bulk standards, except the minimum lot width at the street line and the minimum lot width at the front yard setback line shall be fifteen (15) feet.
 - J. A maximum of five (5) percent of all single-family detached dwelling lots may be flag lots.

2. Zero lot line single-family detached dwellings:
 - A. Lot area: minimum of six thousand two hundred fifty (6,250) square feet per dwelling unit.
 - B. Minimum lot width:
 - (1) At street line: Fifty (50) feet.
 - (2) At front yard setback line: Fifty (50) feet.
 - C. Minimum lot depth: One hundred twenty five (125) feet.
 - D. Minimum yard dimensions:
 - (1) Front yard: minimum of 10 feet; maximum of twenty-five (25) feet.
 - (2) Side yard: minimum of twelve (12) feet one side; the dwelling unit shall be located along the side lot line, with a minimum of 12 feet of side yard on the other side. In the case of irregularly shaped lots or units, the dwelling is not required to be located along the lot line for the entire width of the house. Such side yard shall account for any eave overhang.
 - (3) Rear yard: minimum of twenty-five (25) feet.
 - E. Maximum building height: Thirty-five (35) feet.
 - F. Maximum building coverage: Forty (40) percent.
 - G. Minimum open area: Forty (40) percent.
 - H. Maintenance easement. A maintenance easement of six feet shall be provided on the lot adjoining the zero lot line dwelling. Where only a portion of a zero lot line dwelling unit is located along the side lot line, the maintenance easement shall be adjusted accordingly and shall be provided only along that portion of the lot line where such structure is located.
 - I. Additional standards for accessory dwellings. An accessory dwelling located on the same lot as a zero lot line single-family detached dwelling, whether attached or detached to same, shall additionally comply with the standards as specified above without modification, except that a detached accessory dwelling shall be limited to a maximum building height of 25 feet.
 - J. Area and bulk standards for flag lots. Flag lots shall comply with the above-specified area and bulk standards, except the minimum lot width at the street line and the minimum lot width at the front yard setback line shall be 15 feet.
 - K. The minimum building separation between principal buildings on adjoining lots shall be twelve (12) feet.

- L. Detached garages or sheds and attached decks or patios of zero lot line dwellings shall be permitted to be located along the same side lot line as the dwelling unit provided they are constructed with the initial house construction.
3. Single-family semidetached dwellings:
- A. Lot area: minimum of four thousand five hundred (4,500) square feet per dwelling unit; maximum of eight thousand (8,000) square feet per dwelling unit.
 - B. Lot width:
 - (1) At street line: minimum of twenty-five (25) feet per dwelling unit; maximum of sixty-five (65) feet per dwelling unit.
 - (2) At front yard setback line: minimum of forty (40) feet per dwelling unit; maximum of sixty-five (65) feet per dwelling unit.
 - C. Minimum lot depth: One hundred twenty five (125) feet.
 - D. Yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty-five (25) feet.
 - (2) Side yard (one side): minimum of six (6) feet; maximum of twenty (20) feet.
 - (2) Rear yard: minimum of twenty-five (25) feet.
 - E. Maximum building height: Thirty-five (35) feet.
 - F. Maximum building coverage: Fifty (50) percent.
 - G. Minimum open area: Forty (40) percent.
 - H. Maintenance easement. A maintenance easement of six (6) feet shall be provided on the lot line shared by the two dwellings. The maintenance easement shall be adjusted accordingly and shall be provided only along that portion of the lot line where such structure is located.
 - I. Detached garages or sheds and attached decks or patios shall be permitted to be located along the same side lot line as the dwelling unit provided they are constructed with the initial house construction.
4. Duplex dwellings:
- A. Lot area: minimum of three thousand (3,000) square feet per dwelling unit; maximum of five thousand (5,000) square feet per dwelling unit.
 - B. Lot width:
 - (1) At street line: minimum of fifteen (15) feet per dwelling unit; maximum of forty-five (45) feet per dwelling unit.

- (2) At front yard setback line: minimum of twenty-five (25) feet per dwelling unit; maximum of forty-five (45) feet per dwelling unit.
 - C. Minimum lot depth: One hundred twenty-five (125) feet.
 - D. Yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty-five (25) feet.
 - (2) Side yard (one side): minimum of six (6) feet; maximum of twenty (20) feet.
 - (3) Rear yard: minimum of twenty-five (25) feet.
 - E. Maximum building height: Thirty-five (35) feet.
 - F. Maximum building coverage: Fifty (50) percent.
 - G. Minimum open area: Forty (40) percent.
5. Townhouse (row house) dwellings:
- A. Lot area: minimum of two thousand one hundred (2,100) square feet per dwelling unit; maximum of five thousand (5,000) square feet per dwelling unit.
 - B. Lot width:
 - (1) At street line: minimum of fifteen (15) feet per dwelling unit; maximum of forty (40) feet per dwelling unit.
 - (2) At front yard setback line: minimum of eighteen (18) feet per dwelling unit; maximum of forty (40) feet per dwelling unit.
 - C. Minimum lot depth: One hundred twenty five (125) feet.
 - D. Yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty-five (25) feet.
 - (2) Side yard (each end of row): minimum of ten (10) feet.
 - (3) Rear yard: minimum of twenty (20) feet.
 - E. Maximum building height: Thirty-five (35) feet.
 - F. Maximum building coverage: Sixty (60) percent.
 - G. Minimum open area: Thirty (30) percent.
 - H. Maximum building size: eight dwelling units in a row and one hundred seventy (170) feet in length.
 - I. Minimum interior yards (open space between buildings on the same lot): twenty-five (25) feet.

- J. Detached garages or sheds and attached decks or patios of townhouse dwellings shall be permitted to be located along the same side lot line as the dwelling unit provided they are constructed with the initial house construction.
 - K. Maintenance easement. A maintenance easement of six (6) feet shall be provided on the lot adjoining any dwelling unit located along a side lot line. The maintenance easement shall be adjusted accordingly and shall be provided only along that portion of the lot line where such structure is located.
6. Apartment dwellings: (Only in R-3 Residential District)
- A. Minimum lot area: no minimum lot area per dwelling unit required.
 - B. Minimum lot width: no minimum lot width required.
 - C. Minimum lot depth: no minimum lot depth required.
 - D. Yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty (25) feet.
 - (2) Side yard (each side): minimum of ten (10) feet.
 - (3) Rear yard: minimum of twenty-five (25) feet.
 - E. Maximum building height: Forty (40) feet, except that, with the purchase of transferable development rights, the maximum height may be increased to fifty (50) feet in accordance with Article XXVI.
 - F. Maximum building coverage: Sixty (60) percent.
 - G. Minimum open area: Thirty (30) percent.
 - H. Maximum building size: twenty-four (24) dwelling units in a building and one hundred seventy five (175) feet in length.
 - I. Minimum interior yards (open space between buildings on the same lot): Thirty (30) feet.
 - J. Maintenance easement. A maintenance and pedestrian easement of six (6) feet shall be provided on all sides of the apartment building.
7. Carriage house:
- A. Minimum lot area: no minimum lot area per dwelling unit required.
 - B. Minimum lot width: no minimum lot width required.
 - C. Minimum lot depth: no minimum lot depth required.
 - D. Maximum building height: Thirty (30) feet.

- E. Maximum building size: maximum of one (1) dwelling unit over a maximum three-vehicle detached garage. Such dwelling shall have a maximum of one thousand (1,000) square feet.
 - F. Minimum interior yards (open space between buildings on the same lot): six (6) feet.
 - G. Maintenance easement. A maintenance and pedestrian easement of six (6) feet shall be provided on all sides of the carriage house.
8. Detached private garage:
- A. Maximum capacity:
 - (1) For a single-family detached or semidetached dwelling unit: three (3) vehicles.
 - (2) For a garage associated with townhouses or apartment developments: Garage spaces may be grouped into detached structures with a maximum of eight (8) parking spaces.
 - B. Maximum height: Twenty-five (25) feet.
 - C. No temporary structures shall be permitted.
 - D. No structure shall be permitted between the required building setback line and the street line except where the street line is a principal arterial roadway, the setback shall be five (5) feet.
 - E. The structure shall be setback a minimum of fifteen (15) feet from the front facade of the principal structure.
 - F. No structure shall be located within the minimum required side yard of the dwelling type proposed, except that, for zero lot line dwellings and townhouses, the detached garage may be located along the same setback line as the dwelling unit.
 - G. No structure shall be located within eighteen (18) feet of the rear property line.
9. Commercial uses and mixed-use buildings, community clubs and community facilities:
- A. Lot area: minimum of two thousand five hundred (2,500) square feet.
 - B. Lot width:
 - (1) At street line: minimum of forty (40) feet; maximum of one hundred (100) feet.
 - (2) At front yard setback line: minimum of twenty-five (25) feet; maximum of one hundred (100) feet.
 - C. Minimum lot depth: One hundred (100) feet.
 - D. Yard dimensions:
 - (1) Front yard: minimum of five (5) feet; maximum of fifty (50) feet.

- (2) Side yard (each side): minimum of zero (0) feet, if attached to an adjacent building; minimum of five (5) feet if not attached to an adjacent building; maximum of twenty (20) feet.
 - (3) Rear yard: minimum of fifty (50) feet.
 - E. Maximum building height: Forty-five (45) feet.
 - F. Maximum building coverage: Seventy (70) percent.
 - G. Minimum open area: Twenty (20) percent.
 - H. Maximum building size: One hundred fifty (150) feet in length, including adjacent buildings on adjacent lots if attached thereto.
 - I. Minimum interior yards (open space between buildings on the same lot): fifteen (15) feet, subject to stricter requirements enforceable through the International Building Code.
10. Public and semipublic uses:
- A. Lot area: minimum of two (2) acres.
 - B. Lot width:
 - (1) At street line: minimum of one hundred (100) feet.
 - (2) At front yard setback line: minimum of seventy-five (75) feet; maximum of one hundred (100) feet.
 - C. Minimum lot depth: One hundred (100) feet.
 - D. Yard dimensions:
 - (1) Front yard: minimum of ten (10) feet; maximum of twenty-five (25) feet.
 - (2) Side yard (each side): minimum of zero (0) feet, if attached to an adjacent building; minimum of ten (10) feet if not attached to an adjacent building; maximum of twenty (20) feet.
 - (3) Rear yard: minimum of fifty (50) feet.
 - E. Maximum building height: Forty (45) feet.
 - F. Maximum building coverage: Fifty (50) percent.
 - G. Minimum open area: Fifty (50) percent.
 - H. Maximum building size: One hundred fifty (150) feet in length, including adjacent buildings on adjacent lots if attached thereto.
 - I. Minimum interior yards (open space between buildings on the same lot): Fifteen (15) feet, subject to stricter requirements enforceable through the International Building Code.

SECTION 1920. REQUIRED PARKING

1. Off-street parking.

- A. Off-street parking shall be provided according to minimum requirements as set forth in Article XX of this ordinance, unless specified to the contrary below:

Use	Required Parking
Townhouse dwellings	1.75 spaces per unit
Apartment dwellings	1.5 spaces per unit
Carriage house	1.25 spaces per unit
Accessory dwellings	1 space per unit
Commercial uses	1 space for each 450 square feet of gross floor area

- B. Where on-street parking is not available, overflow/guest parking shall be provided at a rate of one quarter (0.25) space per townhouse or apartment unit. Such parking may be provided in several locations, but shall be provided within four hundred (400) feet of the residential building entrances.

2. General design requirements: off-street parking.

- A. No required off-street parking spaces shall be permitted between the street line and the primary facade of any residential or nonresidential building.
- B. Open air or surface off-street parking lots shall be prohibited at street corners along the designated Main Street.
- C. Off-street parking lots for uses along the designated Main Street shall be located to the side or rear of buildings and accessed via an alley or access drive.
- D. Off-street nonresidential parking lots shall be interconnected with nonresidential parking lots on adjacent properties via alleys, access drives, or cross-access easements. Cross-access easements for adjacent lots with interconnected parking lots shall be required. A cross-access easement agreement in language acceptable to the Township Solicitor shall be provided. Common, shared parking facilities are encouraged, where possible. Refer to Illustration 54.
- E. Parking lots shall be organized into sections, not to exceed fifty (50) parking spaces, separated from other sections by pedestrian aisles, biofiltration areas, or planting strips.
- F. Off-street parking for nonresidential uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage.

3. General design requirements: on-street parking.
- A. On-street parking spaces shall be a minimum of seven (7) feet wide by twenty-two (22) feet long.
 - B. On-street parking shall not be permitted within twenty-five (25) feet of an intersection.
 - C. The minimum required on-street parking for nonresidential uses: one space per one thousand (1,000) square feet of gross floor area of commercial uses. Where the minimum on-street parking requirement cannot be completely complied with, the deficient number of spaces shall be provided in off-street parking lots.
 - D. Commercial on-street parking shall be provided as curbside parallel or angled parking located along both sides of the streets on all blocks upon which nonresidential or mixed uses front.
 - E. On-street parking is strongly encouraged in residential areas, particularly residential areas with townhouse and multifamily uses.

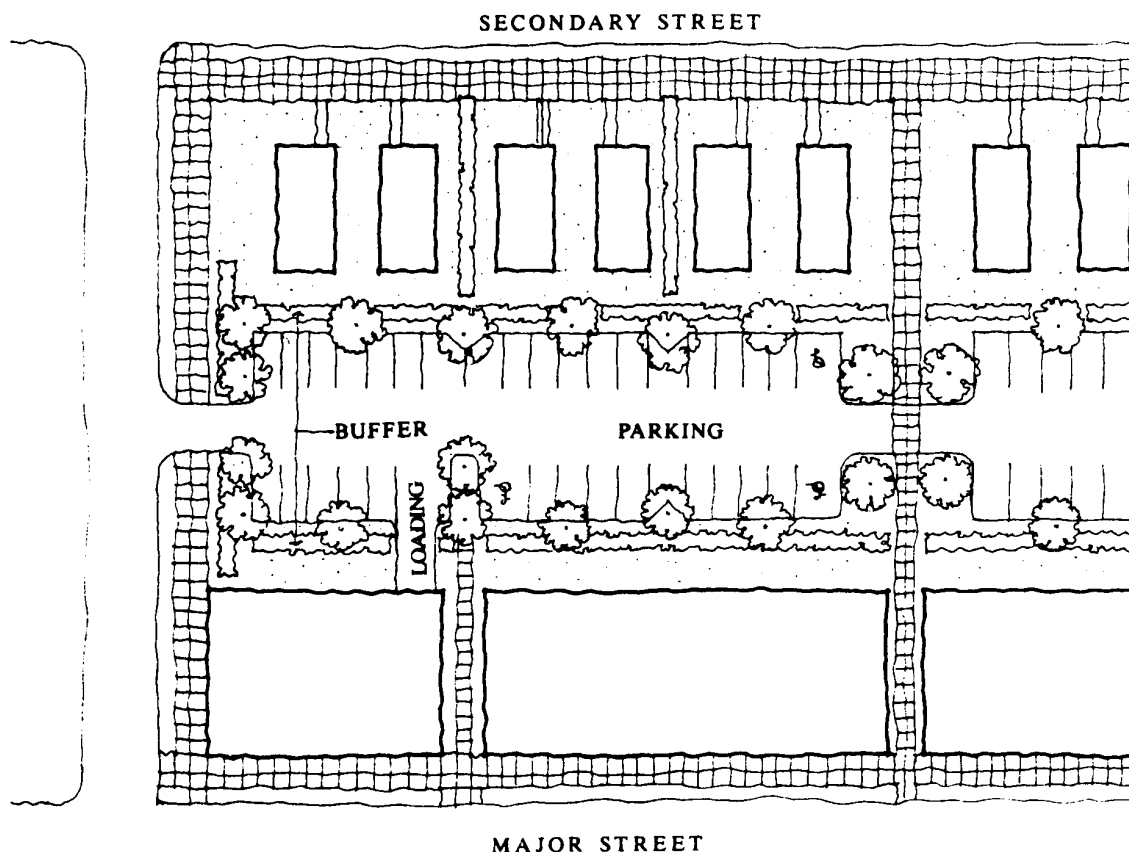


Illustration 54 — Off-street parking areas should be located to the rear of buildings and appropriately landscaped, buffered and screened.

4. Residential parking.

- A. Driveways for single-family detached dwellings, single-family semidetached dwellings and duplexes shall be setback a minimum of three (3) feet from the side of dwelling units and three (3) feet from any side property line, except that a driveway shared by dwellings on two (2) adjacent lots may be located with the driveway center line on the common side lot line where an access easement and corresponding access easement agreement are provided.
- B. Any front-loaded attached garage for single-family detached or single-family semi-detached dwelling shall be setback a minimum of fifteen (15) feet further than the primary facade of the dwelling unit. A garage shall meet the side and rear yard setbacks of the principal dwelling.
- C. Parking for townhouses and multifamily buildings shall be provided in common off-street parking areas, garages, or driveways, at least eighty (80) percent of which are located to the rear of the units and accessed from a rear alley. Common parking lots located on a lot other than that containing the units shall be within four hundred (400) feet of the building entrances. Attached garages shall be rear loaded, except that this shall not apply to carriage house dwellings.

5. Parking lot landscaping, buffering and screening.

- A. Lots for apartment and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and nonresidential or residential uses shall be designed with textured paving, landscaping and street furniture.
- B. Parking lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum four (4) feet high year-round visually impervious screen or hedge. The height of any required screen or hedge shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements. Requirements of this section shall not apply to parking courts, which combine garage spaces located in carriage houses, surface parking, and townhouses. For parking courts, surface parking shall be screened from view by the surrounding carriage houses and townhouses, in a manner that no additional screen, hedge, or wall is needed. Parking courts shall be additionally delineated by special paving, distinct from typical street paving, and have a central landscaped median with a minimum width of five (5) feet.
- C. The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with ten (10) spaces or less may not require interior landscaping if the Board of Commissioners determines there is adequate perimeter

- landscaping. If this perimeter landscaping is found to be inadequate, and in parking lots with eleven (11) or more spaces, a minimum of one (1) deciduous street or ornamental tree shall be planted for every five (5) parking spaces. Choice of plant materials, buffer width, type of screening, location and frequency of tree planting shall be flexible, provided these objectives are substantially satisfied.
- D. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials or when used as accents.
 - E. The preservation of existing vegetation is encouraged where feasible.
 - F. Parking lot landscaping materials shall consist predominantly of native species. No invasive species shall be permitted.
 - G. Any required plantings that dies shall be replaced in kind.
6. Bicycle parking. Bike racks shall be provided in internal open space areas, parking lots, and other areas deemed appropriate by the Board of Commissioners. Refer to Section 2013.

SECTION 1921. REQUIRED LOADING AND SERVICE AREAS

- 1. When required, loading docks, solid waste facilities, recycling facilities and other service areas shall be placed to the rear or side of buildings, in less visually obtrusive locations. Refer to Illustration 55.
- 2. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spillover glare, noise or exhaust fumes. Screening and buffering shall be achieved through fences and landscaping, shall be a minimum of four feet high, and shall be visually impervious. Recesses in the building or depressed access ramps may also be used.

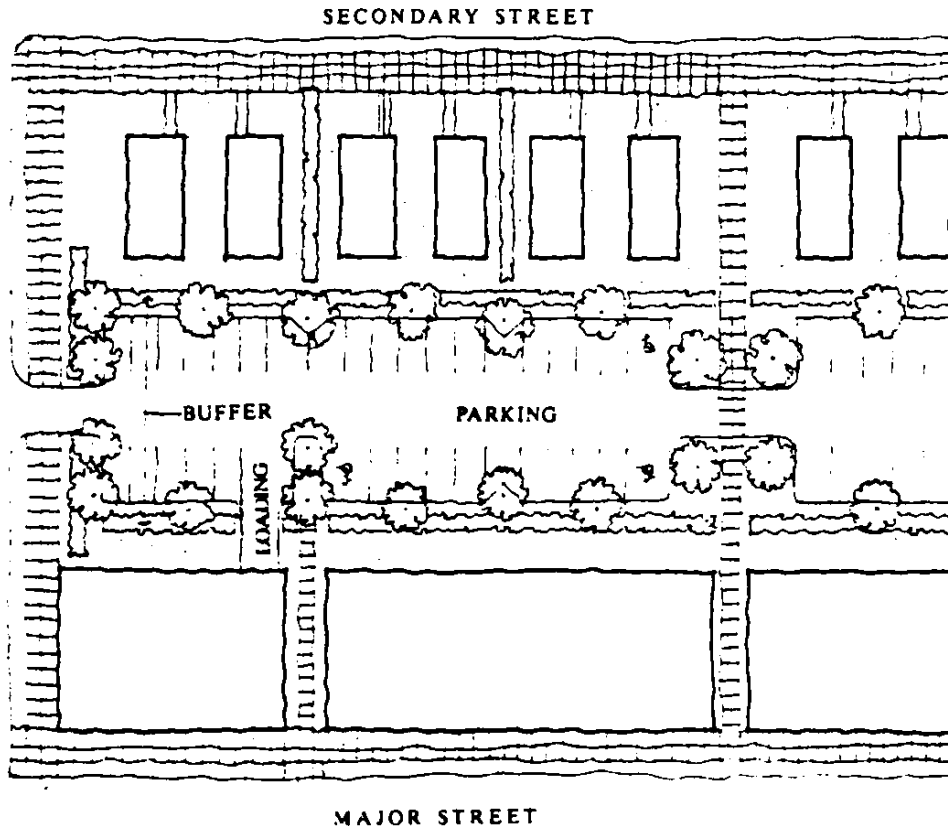


Illustration 55 — Loading and service areas should be located to the rear of buildings and be appropriately landscaped, buffered and screened.

SECTION 1922. FLOODPLAIN CONTROL

All floodplain areas shall comply with the requirements of Chapter 265, Floodplain Management, and be in accordance with this chapter. Floodplain areas may be utilized in meeting open space requirements and may be used to commute density in Planned Residential Developments and apartment development but not in meeting minimum lot area requirements.

SECTION 1923. SIGNS

All signs located within a Planned Residential Development shall comply with the sign regulations of the underlying zoning district as delineated by this chapter, unless otherwise addressed in this section. All signs for any nonresidential uses within a planned residential development shall comply with the regulations below:

1. Sign area shall be calculated in accordance with Article XVIII.
2. Nonresidential signs.
 - A. Temporary signs.
 - (1) Temporary signs advertising a business opening or change in ownership shall not exceed an area of sixteen (16) square feet and shall require a temporary zoning permit specifying the date of removal.

- (2) All temporary signs shall have the date of removal printed clearly on the lower right-hand corner, as viewed from the exterior, and shall be permitted for a period not to exceed thirty (30) days.
- (c) None of the above signs, when meeting the herein-stated requirements, shall require a zoning permit.

B. Prohibited signs:

- (1) Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting; plastic panel internally illuminated signs.
- (2) Signs on roofs, dormers and balconies.
- (3) Billboards.
- (4) Signs painted or mounted upon the side or rear walls of any principal or accessory building or structure, except as otherwise permitted herein.

C. Permitted signs:

- (1) Wall-mounted signs, provided the following standards are met:
 - [a] The sign shall be affixed to the primary facade of the building and shall project outward from the wall to which it is attached no more than six (6) inches.
 - [b] The sign area shall not exceed one (1) square foot per linear foot of primary building facade or twenty-four (24) square feet, whichever is less.
 - [c] The maximum permitted height shall be fifteen (15) feet above the front sidewalk elevation and shall not extend above the base of the second-floor windowsill, parapet, eave or building facade.
 - [d] The height of the lettering, numbers or graphics shall not exceed fourteen (14) inches, except that one (1) logo may be a maximum of thirty-two (32) inches in height.
 - [e] A maximum of one (1) wall-mounted sign shall be permitted on a maximum of two (2) walls.
 - [f] Uses that have an approved, permanent detached accessory structure, such as a drive-through or gas canopy, shall be permitted one additional wall sign with a maximum of twenty-four (24) square feet in area.
 - [g] One (1) additional wall-mounted sign, not exceeding eight (8) square feet in area, shall be permitted on any side or rear entrance open to the public. Such wall sign may only be lighted during the operating hours of the business.

- (2) Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass or black anodized aluminum. Applied plastic letters shall not be permitted. The height of applied letters shall not exceed fourteen (14) inches, except that one (1) logo may be a maximum of thirty-two (32) inches.
- (3) Wall-mounted building directory signs identifying the occupants of a commercial building, including upper-story business uses, provided the following standards are met:
 - [a] The sign is located next to the entrance.
 - [b] The sign shall project outward from the wall to which it is attached no more than six (6) inches.
 - [c] The sign shall not extend above the parapet, eave or building facade.
 - [d] The sign area shall not exceed three (3) square feet, with each tenant limited to one (1) square foot.
 - [e] The height of the lettering, numbers or graphics shall not exceed four (4) inches.
- (4) Projecting signs, including graphic or icon signs, mounted perpendicular to the building wall, provided the following standards are met:
 - [a] The signboard shall not exceed ten (10) square feet.
 - [b] The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.
 - [c] The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single-story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.
 - [d] The distance from the building wall to the signboard shall not exceed six (6) inches.
 - [e] The width of the signboard shall not exceed three (3) feet.
 - [f] The height of the lettering, numbers or graphics shall not exceed eight (8) inches, except that one logo may be twelve (12) inches.
 - [g] Limited to one (1) sign per business. Projecting signs are not permitted in conjunction with freestanding signs.
- (5) Painted window or door signs, provided the following standards are met:
 - [a] The sign shall not exceed twenty (20) percent of the window door area.
 - [b] The sign shall be silk-screened or handpainted.

- [c] The height of the lettering, numbers or graphics shall not exceed eight (8) inches.
 - [d] Limited to one (1) sign per business, painted on either the window or the door, but not on both.
 - [e] May be in addition to only one of the following: a wall-mounted sign, a freestanding sign, a projecting sign or an awning sign. In such case, the maximum size of the sign shall be ten (10) percent of the total window or door area.
 - [f] The sign shall be located so as to not block the view of the merchandise on display.
- (6) Awning signs, for ground-floor uses only, provided the following standards are met:
- [a] If acting as the main business sign, it shall not exceed ten (10) square feet in area, and the height of the lettering, numbers or graphics shall not exceed twelve (12) inches.
 - [b] If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers or graphics shall not exceed twelve (12) inches.
 - [c] Limited to two such signs per business, on either awning or valance, but not on both.
 - [d] Such sign shall not be in addition to a wall-mounted sign.
- (7) One (1) freestanding sign, provided the following standards are met:
- [a] The building where the business to which the sign refers is located shall be setback a minimum of five (5) feet from the street line.
 - [b] The sign area shall not exceed six (6) square feet.
 - [c] The height of the lettering, numbers or graphics shall not exceed eight (8) inches.
 - [d] The height of the highest point of the sign shall not exceed six (6) feet from the ground.
 - [e] The signboard shall be constructed of wood, with wood or cast-iron brackets, and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
 - [f] The signboard shall not be illuminated after 10:00 p.m.
 - [g] The sign shall be located within four (4) feet of the main entrance to the business, and its location shall not interfere with pedestrian or vehicular circulation.

- [h] Limited to one (1) sign per building and shall not be in addition to wall-mounted/applied letters signs.
- (8) Businesses located in corner buildings are permitted one (1) sign for each street frontage.
- (9) Businesses with service entrances may identify these with one (1) sign not exceeding two (2) square feet.
- (10) One (1) directional sign, facing a rear parking lot. This sign may be either wall-mounted on the rear facade, projecting or freestanding, but shall be limited to three (3) square feet in area.
- (11) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one (1) sign per business:
 - [a] A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted during normal business hours.
 - [b] A sandwich board sign, as follows:
 - [i] The area of the signboard shall not exceed five (5) square feet.
 - [ii] The signboard shall be constructed of wood, chalkboard and/or finished metal.
 - [iii] Letters can be painted or handwritten.
 - [iv] The sign shall be located within four (4) feet of the main entrance to the business, and its location shall not interfere with pedestrian or vehicular circulation by leaving a minimum of four (4) feet of clearance on the sidewalk.
 - [v] The information displayed shall be limited to daily specials and hours of operation.
 - [vi] The sign shall be removed at the end of the business day.
 - [vii] The following schedule summarizes in matrix form how different types of signs can be associated.
- (12) Each business shall identify the number of its address within the signboard on a minimum of one (1) sign facing each street or parking lot.

D. Design standards for signs.

- (1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors and details of the building, as well as with other signs used on the building or its vicinity. Refer to Illustration 56.
- (2) Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the facade where they are located. Signs shall be placed on a facade only in a manner historically appropriate to the style of the building.

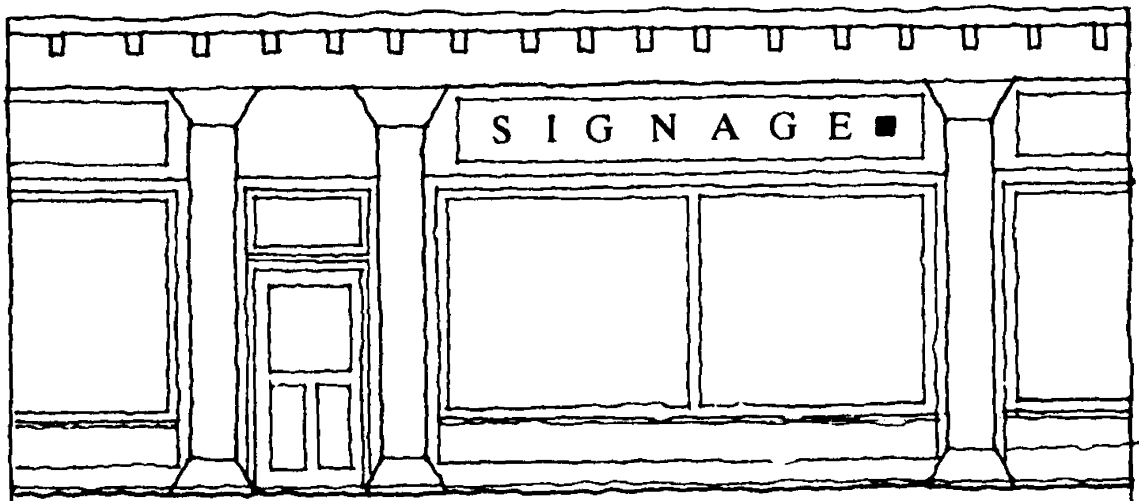


Illustration 56 — Signs should be architecturally compatible with a building's facade.

- (3) Whenever possible, signs located on buildings within the same block face shall be placed at the same height, in order to create a unified sign band.
- (4) Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Signs using wood shall use only high-quality exterior-grade wood with suitable grade finishes.
- (5) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, for it reduces glare and enhances legibility.
- (6) Signs shall be either spotlighted or backlit with a diffused light source. Spotighting shall require complete shielding of all light sources; light shall be contained within the sign frame and shall not significantly spill over to other portions of the building or site. Backlighting shall illuminate the letters, characters or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low-intensity colors.

- (7) Signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only, and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.
- 3. Community/residential/center signs.
 - A. Community banners. Community banners shall not be more than twenty-four (24) inches wide and forty-eight (48) inches high. Community banners shall be attached to street lamps and shall not encroach within the street cartway. The distance between finished grade and the sign shall be eight (8) feet.
 - B. Development sign:
 - (1) Principal entrance:
 - [a] Maximum area/surface (square feet): two (2) signs with a maximum of twenty (20) square feet or one (1) sign with a maximum of forty (40) square feet if a center sign is incorporated.
 - [b] Maximum height (feet): six (6).
 - [c] Minimum setback: ten (10) feet, and shall be located outside of any clear sight triangle.
 - [d] Number permitted: two (2) per principal entrance, provided one is located on either side of the road.
 - [e] Combined development/center sign.
 - [i] Individual tenant panels may be provided and shall be limited to five (5) square feet per panel with a maximum letter height of eight (8) inches. Tenants shall only be listed on one panel.
 - [ii] Such sign shall utilize a unified color scheme that is architecturally and thematically consistent with the design of the center.
 - [iii] External lighting is strongly encouraged. The source of such lighting shall be screened from view; ground-mounted lighting shall be screened with evergreen landscaping.
 - (2) Secondary entrance:
 - [a] Maximum area (square feet): Twelve (12).
 - [b] Maximum height (feet): six (6).
 - [c] Maximum setback: Ten (10).
 - [d] Number permitted: one (1) per each secondary access.

Township of Manheim

Table 1: Sign Matrix

KEY:

Y – Indicates a use is permitted to display the two signs in conjunction.

N – Indicates a use is not permitted to display the two signs in conjunction.

	Wall-Mounted	Wall-Mounted (side and rear entrances)	Applied Letters	Projecting	Painted Window/Door	Awning (1)	Directory (2)	Menu (3)	Sandwich Board (3)	Service Entrances	Freestanding	Directional
Wall-mounted	NA	Y	N	Y(6)	Y	N(4)	Y	Y	Y	Y	N(6)	Y
Wall-mounted (side and rear entrances)	Y	NA	Y	Y	Y	Y	Y	Y	Y	N	Y	N
Applied letters	N	Y	NA	Y	Y	N(4)	Y	Y	Y	Y	N	Y
Projecting	Y	Y	Y	NA	Y	Y	N	Y	Y	Y	N	Y
Painted window/door	Y	Y	Y	Y	NA	Y(5)	Y	Y	Y	Y	Y	Y
Awning (1)	N(4)	Y	N(4)	Y	Y(5)	NA	N	Y	Y	Y	Y	Y
Directory (2)	Y	Y	Y	N	Y	N	NA	Y	Y	Y	Y	Y
Menu (3)	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y	Y
Sandwich board (3)	Y	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y	Y
Service entrances	Y	NA	Y	Y	Y	Y	Y	Y	Y	NA	Y	Y
Freestanding	N	Y	N	N	Y	Y	Y	Y	Y	Y	NA	Y
Directional	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA

NOTES: (1) Ground-floor uses only (2) Upper-floor uses only (3) Cafes and restaurants only (4) If awning is acting as main business sign (5) Valance awning sign only (6) Directional only

SECTION 1924. NEIGHBORHOOD DESIGN STANDARDS AND GUIDELINES

1. Buildings located at gateways entering the planned residential development shall mark the transition into and out of the neighborhood in a distinct fashion, using massing, additional height, contrasting materials and/or architectural embellishments to obtain this effect. Buildings located at gateways to a community green area or a Main Street shall mark the transition to such areas in a distinct fashion, using massing, additional height, contrasting materials and/or architectural embellishments to obtain this effect. Refer to Illustration 57.

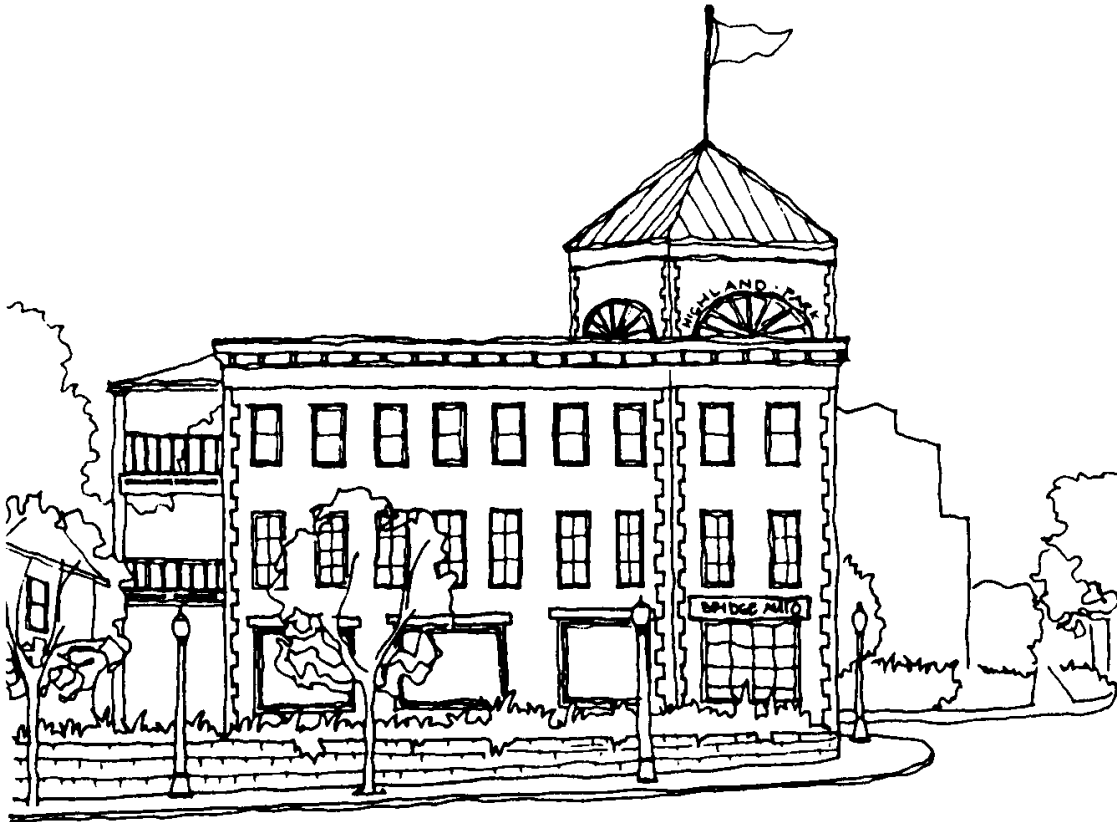


Illustration 57 — Gateway buildings should mark transition areas.

2. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures by virtue of enhanced height, massing, distinctive architectural treatments or other distinguishing features. Refer to Illustration 58.

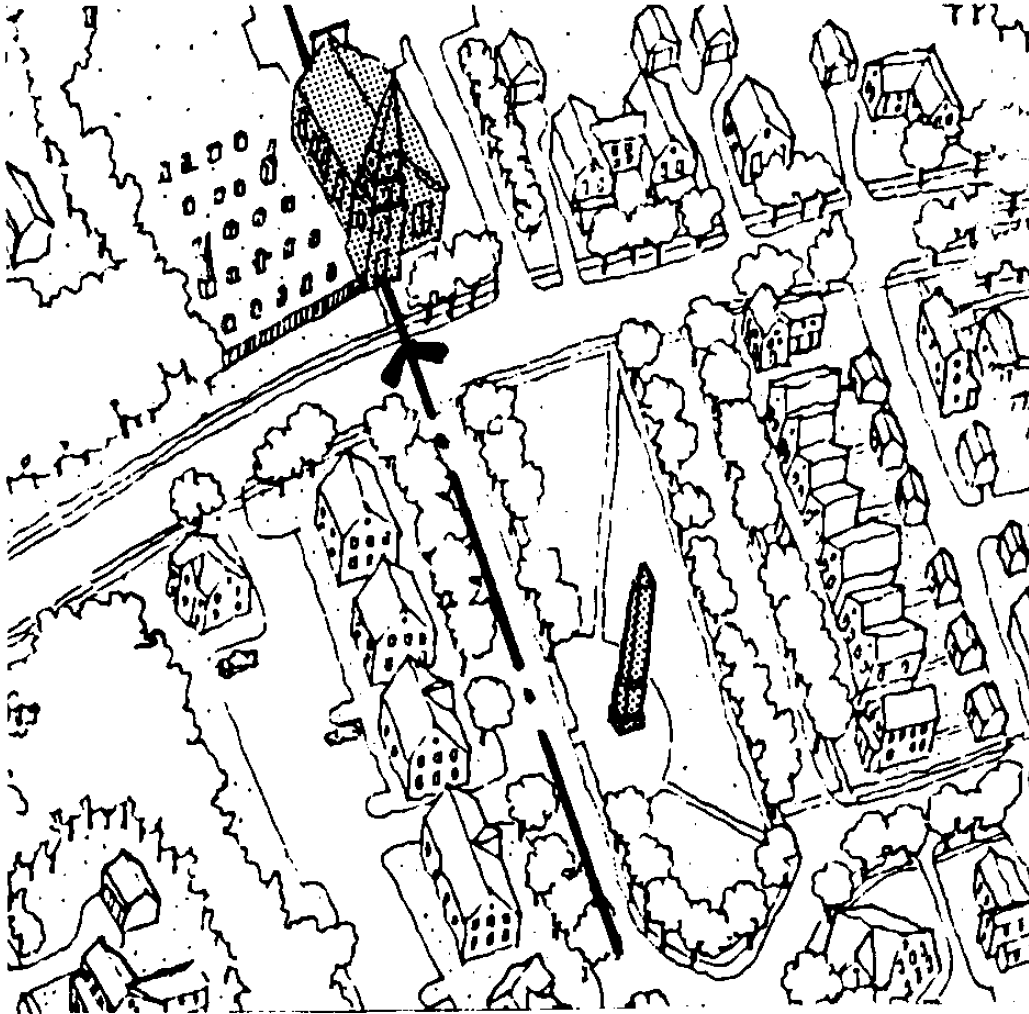


Illustration 58 — Focal points should terminate views down streets.

3. Buildings shall define the streetscape through the use of uniform setbacks along the build-to line for each block. The build-to line shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by lines of closely planted street trees and may be further reinforced by walls, piers, hedges or fences which define front yards. Refer to Illustration 59.



Illustration 59 — Buildings should define the streetscape through uniform setbacks along the build-to line.

4. Exterior public and semipublic spaces, such as courtyards or plazas, shall be designed to be functional, to enhance surrounding buildings and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three sides by buildings, walls, elements of landscaping, and elements of street furniture, in order to create a strong sense of enclosure. Refer to Illustration 60.



Illustration 60 — Courtyards and plazas should be designed to enhance surrounding buildings.

5. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale. Refer to Illustration 61.



Illustration 61 — Buildings should relate to the scale of adjacent buildings.

6. Buildings shall be located to front towards and relate to public or private streets or community greens, both functionally and visually, to the greatest extent possible. Buildings shall not be oriented to front toward a parking lot or alley. Refer to Illustration 62.

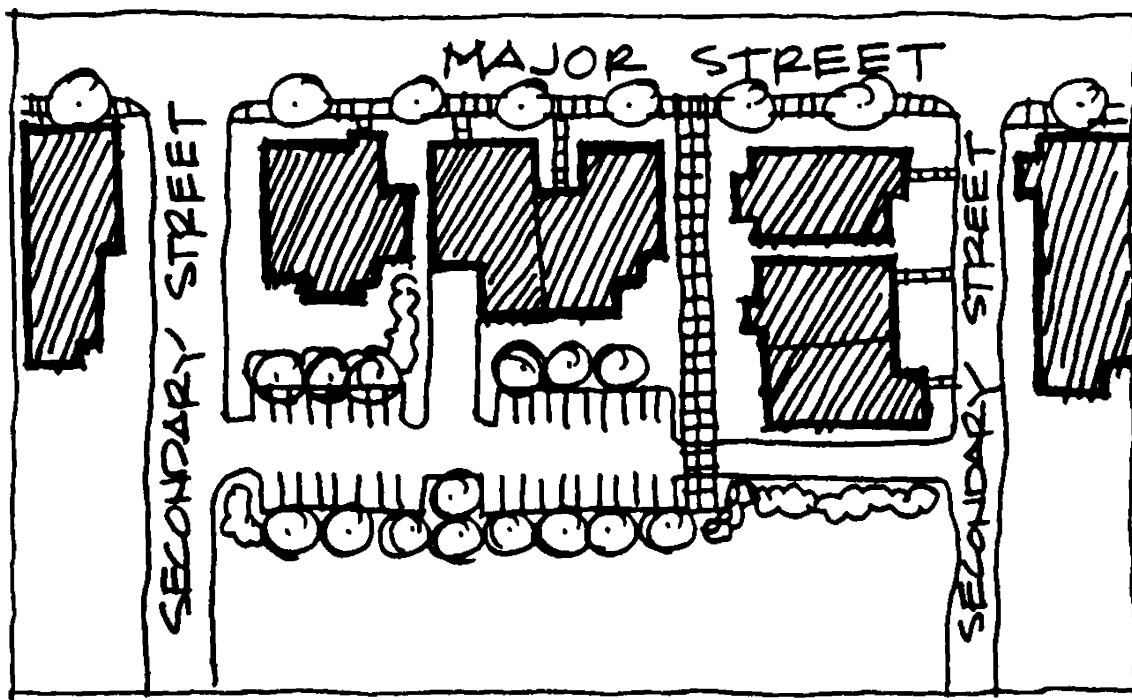


Illustration 62 — Buildings should be located to front upon the street.

7. Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, buildings located on the interior of a site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens or quadrangles, which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged. Buildings shall be located to allow for adequate fire and emergency access. Refer to Illustration 63.

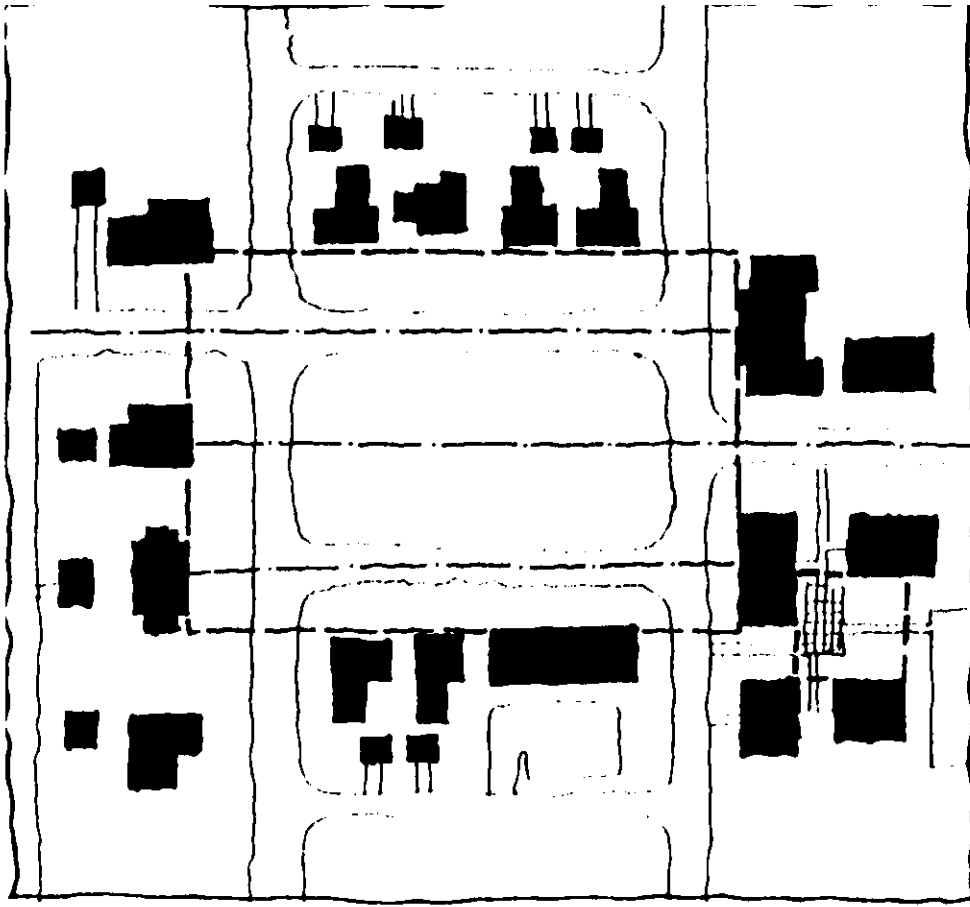


Illustration 63 — Spaces framed by buildings should be geometrically logical and/or architecturally formal.

8. The acoustic, thermal, visual and tactile properties of the paving materials proposed shall be appropriate to the proposed functions of pedestrian circulation. Modular masonry materials, such as brick, slate, and concrete pavers, or gridded cast-in-place materials, such as exposed aggregate concrete slabs, shall be used, whenever possible, on sidewalks, pedestrian walkways and pathways, and public or semipublic plazas, courtyards or open spaces. Asphalt, and nonaggregate exposed concrete slabs should be avoided. Refer to Illustration 64.



Illustration 64 — Textured paving materials should be used on sidewalks, plazas, courtyards and open spaces.

9. Walls and fences shall be architecturally compatible with the style, materials and colors of the principal building on the same lot. Stone walls or brick walls with a stone or cast-stone cap are encouraged. Wood fences and decorative metal or cast-iron fences and stone piers shall be encouraged. Solid wooden fences are permitted in rear and side yards only. Highway-style guardrail, stockade or contemporary security fencing such as barbed wire or razor wire shall be prohibited. Refer to Illustration 65.



Illustration 65 — Walls and fences should be architecturally compatible with buildings.

SECTION 1925. LANDSCAPING

1. Extensive landscaping shall be required in accordance with a plan conceived for the planned residential development as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged. Plant materials shall predominantly consist of native species. No invasive species shall be permitted.
2. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains and other water features, trellises, pergolas, gazebos, fences and walls, street furniture, art and sculpture.
3. Plant suitability, maintenance and compatibility with site and construction features are critical factors. Preserving existing vegetation is strongly encouraged, particularly native species. Plantings shall be designed with repetition, structured patterns, complimentary textures and colors and shall reinforce the overall character of the area.
4. Landscaping plans shall be prepared by a certified professional in the field of landscape architecture and registered in the Commonwealth of Pennsylvania.

SECTION 1926. STREET TREES

1. Street trees shall be provided along each side of all streets, public or private, existing or proposed in the designated planting strips in accordance with Section 1914. Street trees shall also be massed at critical points, such as at focal points along a curve in the roadway, in common open spaces, and at prominent gateways. Existing vegetation shall be used where feasible. In locations where healthy and mature street trees currently exist, the requirements for new trees may be waived or modified. Refer to Illustration 66.



Illustration 66 — Street trees should be provided along both sides of the streets.

2. Street trees shall have a minimum caliper of two (2) to two and one half (2 1/2) inches at time of planting. Tree spacing shall be based on the appropriate minimum spacing standards specified for an individual tree species, with a minimum spacing of forty (40) feet on center. Street trees shall be installed a minimum of two and one half (2 1/2) feet from the curb.
3. Careful coordination of tree placement, lighting, and parked vehicles shall prevent blocked lighting patterns and access to car doors. Tree placement is subject to existing locations of underground utilities.
4. The particular species of street trees shall be determined upon specific location requirements. The following urban tolerant street trees or an approved equal are recommended in a planned residential development:

Scientific Name	Common Name
Acer rubrum	Red maple
Carpinus caroliniana	American hornbeam
Gleditsia triacanthos (inermis)	Thornless honey locust
Liquidambar styraciflua 'rotundiloba'	Fruitless sweetgum
Nyssa sylvatica	Black tupelo
Ostrya virginiana	American hophornbeam
Platanus x acerifolia	London planetree
Quercus imbricaria	Shingle oak
Quercus rubra	Red oak
Zelkova serrata	Japanese zelkova

5. Street trees shall not be planted within five (5) feet of access drives, bus stops, fire escape balconies, where blockage to building entrances present safety concerns, fire hydrants and other permanent streetscape furnishings or within twenty-five (25) feet of existing trees..
6. Each block shall include at least two tree species, or an approved equal.

SECTION 1927. LIGHTING

1. Streets and sites shall provide adequate lighting while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way. House side shields shall be provided where abutting a residential use.
2. Decorative acorn street lighting, or approved equal, not exceeding sixteen (16) feet in height shall be placed along all streets, parking areas, sidewalks, walkways, courtyards, community greens and interior spaces at locations approved by the Township. Lighting fixtures and poles shall be constructed from steel, cast iron or aluminum, with poles and fixtures as specified. Lighting fixtures and poles shall be of consistent architectural style throughout the zone and shall complement the predominant architectural theme. Refer to Illustration 67.
3. Low-level lighting shall be provided and shall be provided in accordance with the current adopted International Electric Conservation Code.



Illustration 67 — Decorative lampposts should be used along all streets, parking areas, sidewalks, walkways, courtyards, community greens and internal open spaces.

SECTION 1928. STREET FURNITURE

Elements of street furniture, such as benches, waste containers, planters, bus shelters, bicycle racks and bollards, should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

SECTION 1929. ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES

1. Buildings shall generally relate in scale and design features to other surrounding buildings, showing respect for local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining building scale or by subtly graduating changes in scale; by maintaining front yard setbacks at the build-to line; by maintaining base courses; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors used in surrounding buildings. Refer to Illustration 68.

2. Buildings on corner lots shall be considered more significant structures, since they have at least two primary facades visibly exposed to the street. If deemed appropriate by the Board of Commissioners, such buildings may be designed with additional height and architectural embellishments, such as corner towers, relating to their location. Refer to Illustration 69.



Illustration 68 — Buildings should respect local context and relate in scale and design features to surrounding buildings.



Illustration 69 — Corner buildings should be designed as more significant structures relating to their prominent location.

3. Buildings shall avoid long, monotonous, uninterrupted wall or roof planes. Building wall offsets, including both projections and recesses, and changes in floor level shall be used in order to add architectural interest and variety and relieve the visual effect of a single, long wall. Similarly, roofline offsets shall be provided in order to provide architectural interest and variety to the massing of a building and relieve the effect of a single, long roof. The exterior of townhouses or apartments may be designed to appear as a single building, such as a large single-family detached dwelling. Refer to Illustration 70.
4. The primary facade of a building facing a public street or internal open space shall be architecturally emphasized through fenestration, entrance treatment and details. Buildings with more than one facade facing a public street or internal open space shall be required to provide several primary facade treatments. Refer to Illustration 71.



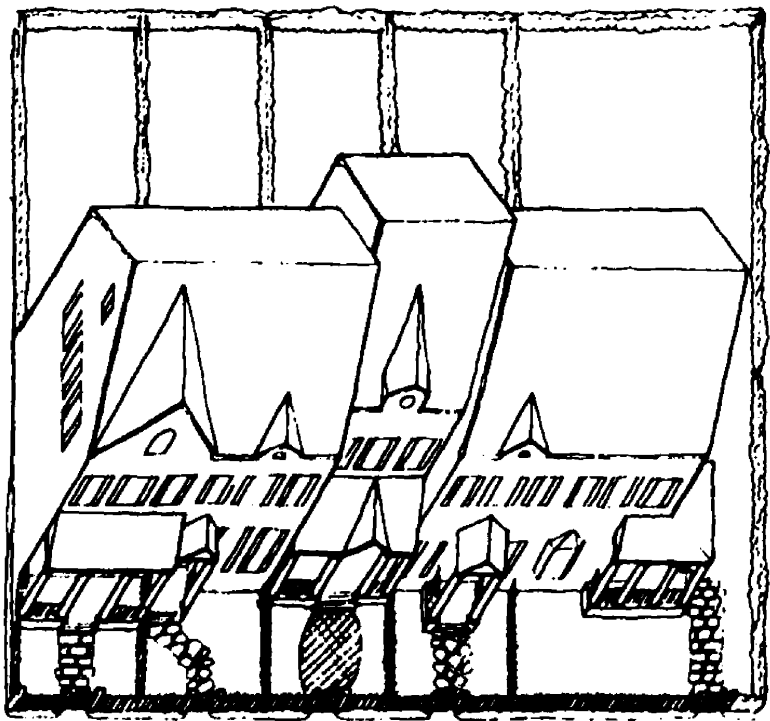


Illustration 70 — Long building walls and rooflines should be offset to provide interest and variety. The photograph illustrates building wall offsets in the Village of Lititz, Pennsylvania.

5. The architectural treatment of the primary facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and/or rear elevations visible from the public viewshed is discouraged. Refer to Illustration 72.

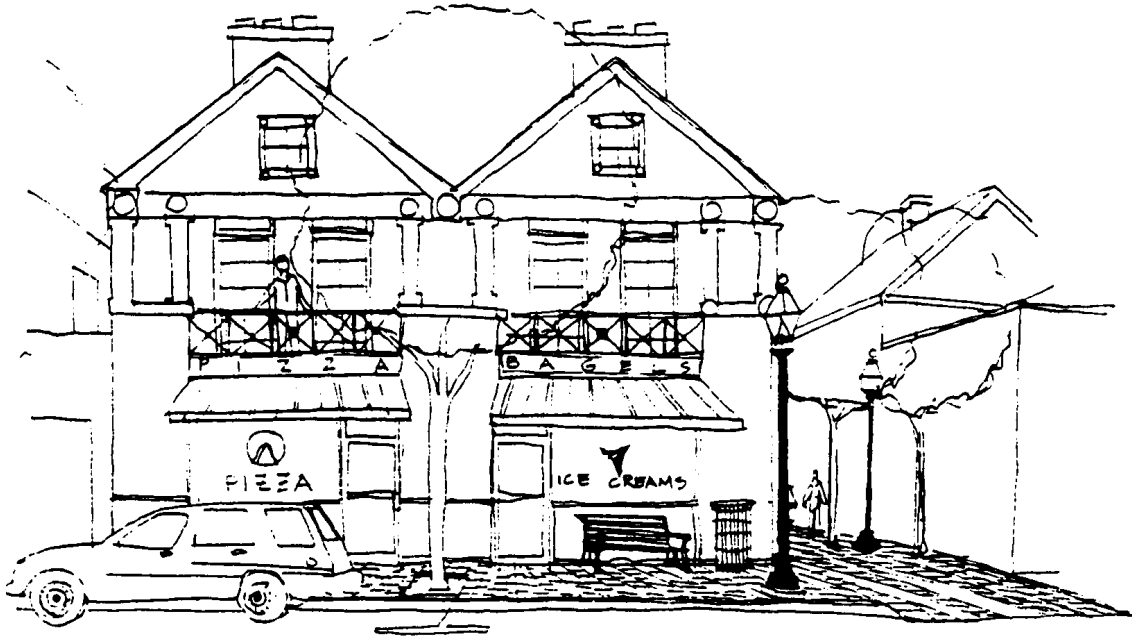


Illustration 71 — Primary facades of buildings should be architecturally emphasized.



Illustration 72 — All sides of a building should be architecturally consistent with the front of the facade.

6. All visibly exposed sides of a building shall have an articulated base course and cornice. The base course shall align with either the kickplate or sill level of the first story. The cornice shall terminate or cap the top of a building wall and may project out horizontally from the vertical building wall plane and may be ornamented with moldings, brackets and other details. The middle section of a building may be horizontally divided at floor, lintel, or sill levels with belt or string courses. Refer to Illustration 73.
7. Gable roofs with a minimum pitch of nine twelfths (9/12) shall be used to the greatest extent possible. Where hipped roofs are used, it is recommended that the minimum pitch be six twelfths (6/12). Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall, but shall not extend into any street right-of-way. Flat roofs should be avoided on one (1) story buildings and are recommended on buildings of a minimum of two (2) stories in height, provided all visibly exposed walls have an articulated cornice that projects out horizontally from the vertical building wall plane. Other types of roofs should be appropriate to the building's architecture. Mansard roofs are generally discouraged on buildings less than three (3) stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers and other similar elements, are encouraged. Refer to Illustration 74.



Illustration 73 — Buildings should be designed with a base course and cornice.



Illustration 74 — Gable roofs with a minimum nine twelfths (9/12) pitch should be used to the greatest extent possible. Other types of roofs should be appropriate to a building's architectural style.

8. Fenestration shall be architecturally compatible with the style, materials, colors and details of a building. Windows shall be vertically proportioned wherever possible. To the extent possible, the location of windows on the upper stories of a building shall be vertically aligned with the location of windows and doors on the ground level, including storefronts or display windows. Refer to Illustration 75.



Illustration 75 — Type and location of windows should be appropriate to a building's architectural style.

9. Blank, windowless walls are prohibited, unless the construction of a blank wall is necessitated by local building codes. Such wall should be articulated by the provision of blank window openings trimmed with frames, sills and lintels, or by using recessed or projecting display window cases if the building is occupied by a commercial use. Intensive landscaping may also be appropriate in certain cases. Refer to Illustration 76.



Illustration 76 — Blank, windowless walls should be articulated in order to reduce the negative effects of such walls.

10. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and others, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors. Refer to Illustration 77.

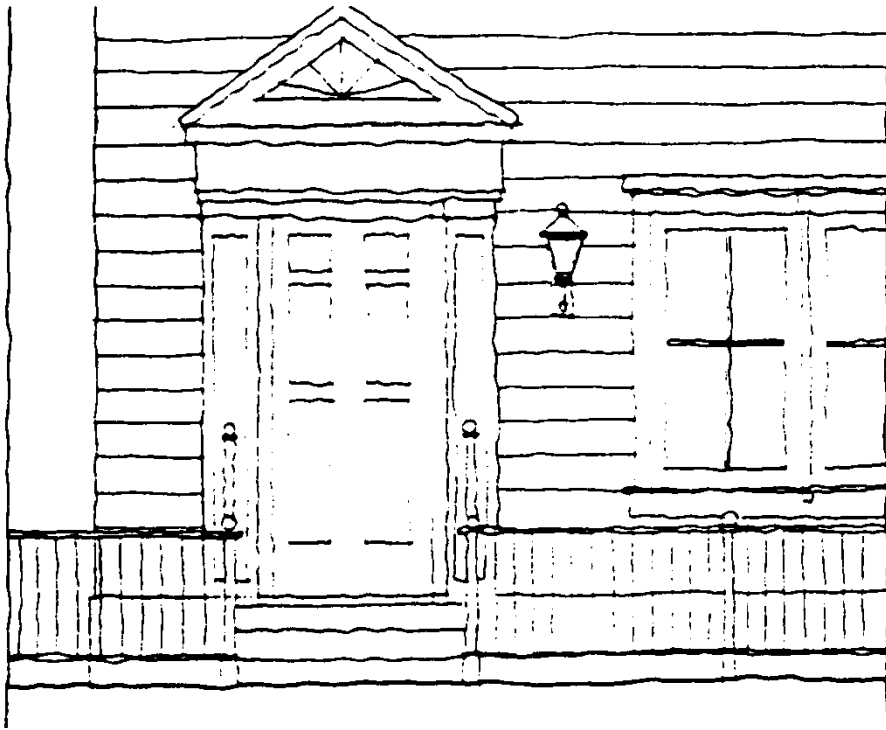


Illustration 77 — Entrances to buildings should be architecturally defined and articulated.

11. In mixed-use buildings, differences between ground-floor commercial uses and entrances for upper-level commercial or apartment uses shall be reflected by differences in facade treatment. Storefronts and other ground-floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting. Refer to Illustration 78.



Illustration 78 — Ground-floor commercial uses should be differentiated by facade treatment.

12. Storefronts are an integral part of a building and shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade. Ground-floor retail, service and restaurant uses shall have large-pane display windows on the ground level. Such windows shall be framed by the surrounding wall and shall not exceed seventy-five (75) percent of the total ground-level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. Refer to Illustration 79.



Illustration 79 — Storefronts should be integrally designed as part of the entire facade. Buildings with multiple storefronts should be architecturally compatible.

13. Fixed or retractable awnings are permitted at ground-floor level, and on upper levels where appropriate, provided they complement a building's architectural style, are compatible with its materials, colors and details, do not conceal architectural features, such as cornices, columns, pilasters or decorative details, do not impair facade composition, and are designed as an integral part of the facade. Canvas is the preferred material, although other waterproofed fabrics may be used. Metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure. Refer to Illustration 80.



Illustration 80 — Awnings may be used to complement a building's architectural style.

14. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low-pressure sodium, high-pressure sodium, metal halide, fluorescent or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited. Mounting brackets and associated hardware should be inconspicuous. Refer to Illustration 81.

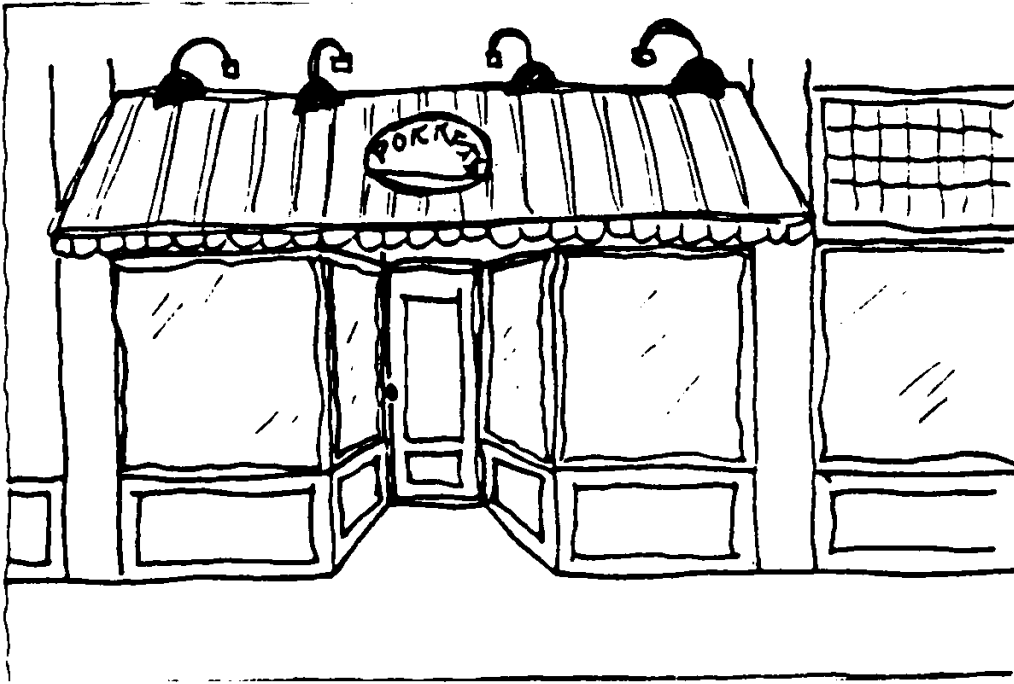


Illustration 81 — Lighting fixtures attached to a building should be architecturally compatible with the facade of the building.

15. All air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications-receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices or landscaping.
16. Fire escapes shall not be permitted on a building's primary facade. In buildings requiring a second means of egress pursuant to the local building codes, internal stairs or other routes of egress shall be used.
17. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames, or, if installed on the outside, if the coil box is recessed and concealed behind the building wall. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged. Other types of security devices fastened to the exterior walls shall not be permitted.
18. All materials, colors and architectural details used on the exterior of a building shall be compatible with the building's style, as well as with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall incorporate such into its design. Where appropriate to the architectural style of a building, shutters shall be provided on all windows fronting a street or visible from the public right-of-way. Shutters shall be proportioned to cover $\frac{1}{2}$ the width of the window.

SECTION 1930. SUBMISSION OF SKETCH PLAN

1. The applicant shall submit a sketch plan to the Township Planning Commission for preliminary discussion of intent.
2. The Planning Commission shall review the sketch plan at a Planning Commission meeting with the applicant and, by mutual agreement, determine a sketch plan which conforms with the intent of this article. The applicant may then proceed with the preparation of the development plan for conditional use submittal.
3. The submission of a sketch plan shall not be deemed the beginning of the time period for review as prescribed by law, and the review of the sketch plan by the Planning Commission shall not bind the Township to approve the application for conditional use, tentative or final approval.

SECTION 1931. APPLICATION FOR TENTATIVE APPROVAL

1. Ten (10) complete copies of an application for tentative approval for a planned residential development in accordance with Section 1936 shall be submitted by the landowner to the Township Manager-Secretary. The landowner shall also submit a filing fee to the Township in an amount specified on the fee schedule adopted from time to time by resolution of the Board of Commissioners. No plan shall be considered as properly filed until such time as the filing fee is submitted to the Township.
2. Each copy of the application for tentative approval shall include the following four (4) parts:
 - A. Part A: application form.
 - B. Part B: site maps, profiles, cross sections, and architectural drawings.
 - C. Part C: declaration of covenants, grants of easements, conditions, and restrictions.
 - D. Part D: supporting information report.
3. The complete copies of the application for tentative approval will be distributed as follows:
 - A. One (1) copy shall be forwarded to the Board of Commissioners;
 - B. One (1) copy shall be forwarded to the Township Planning Commission;
 - C. One (1) copy shall be forwarded to the Township Solicitor;
 - D. One (1) copy shall be forwarded to the Township Engineer;
 - E. One (1) full-size copy and one (1) reduced-size (11 x 17) copy shall be forwarded to the Planning Department;
 - F. One (1) copy shall be forwarded to Zoning Department;
 - G. One (1) copy shall be forwarded to the Township Police Chief;
 - H. One (1) copy shall be forwarded to the Township Fire Chief;
 - I. One (1) copy may be forwarded to the Public Works Department; and
 - J. One (1) copy may be forwarded to the Township Building Code Department.

4. Within sixty (60) days after the Township receives both an application for tentative approval of a planned residential development and the required filing fee, a public meeting or public hearing, whichever is required, shall be held by the Board of Commissioners, which shall be advertised, conducted and made a record in the manner prescribed herein.
 - A. Public notice of the public hearing scheduled on a planned residential development shall be published once a week for two (2) successive weeks in a newspaper of general circulation in the Township, the first publication to appear not more than thirty (30) days and the second publication shall not be less than seven (7) days prior to the date of the hearing. Such public notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing.
 - B. The public hearing shall be conducted in accordance with Article IX of the MPC.
 - C. The Board of Commissioners may continue the public hearings from time to time and may refer the matter back to the Planning Commission for additional study and report; provided, however, that, in any event, the public hearing or hearings shall be concluded within sixty (60) days after the date of the first public hearing.
5. The Board of Commissioners, within sixty (60) days following the conclusion of the public hearings, shall, by official written communication to the landowner, either:
 - A. Grant tentative approval of the development plan as submitted;
 - B. Grant tentative approval subject to specified conditions not included in the development plan as submitted; or
 - C. Deny tentative approval of the development plan. Failure to so act within said period shall be deemed to be a grant of tentative approval of the development plan as submitted.
6. The grant or denial of tentative approval by official written communication shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for the grant, with or without conditions, or for the denial. The written communication shall set forth with particularity in what respects the development plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following:
 - A. The extent to which the development plan departs from this ordinance and the Subdivision and Land Development Ordinance, as applicable, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest;
 - B. The extent to which the development plan is or is not consistent with the Comprehensive Plan for the development of the Township or with the objectives of this article;

- C. The purpose, location and amount of the common open space, the reliability of the proposals for ownership, administration, maintenance and conservation of common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development;
 - D. The physical design of the development plan and the manner in which the design does or does not make adequate provisions for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment;
 - E. The relationship, beneficial or adverse, of the proposed planned residential development to the neighborhood in which it is proposed to be established;
 - F. In the case of a development plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents of the planned residential development in the integrity of the development plan;
 - G. The extent to which the original intent of the development plan is made clear for the benefit of future Township officials and future residents of the planned residential development, in the protective covenants which shall be imposed for the preservation of the integrity of the development plan over the years, and through various stages of development where such are contemplated.
7. In the event a development plan is granted tentative approval, with or without conditions, the Board of Commissioners may set forth in the official written communication the time within which an application for final approval of the development plan shall be filed or, in the case of a development plan which provides for development over a period of years, the periods of time within which applications for final approval of each part thereof shall be filed. Except upon the consent of the landowner, the time so established between the grant of tentative approval and the application for final approval shall not be less than three months, and, in the case of developments over a period of years, the time between applications for final approval of each part of the plan shall not be less than 12 months.
 8. The official written communication shall be certified by the Township Manager-Secretary and shall be filed in his office, and a certified copy shall be mailed to the landowner. Where tentative approval has been granted, it shall be deemed an amendment to the Zoning Map, effective upon final approval, and shall be noted on the Zoning Map.
 9. In the event the planned residential development is granted tentative plan approval subject to conditions, the landowner may, within thirty (30) days after receiving a copy of the official written communication from the Board of Commissioners, notify the Board of Commissioners of his refusal to accept all required conditions, in which case the Board of Commissioners shall be deemed to have denied tentative approval of the development plan. In the event the landowner does not, within thirty (30) days, notify the Board of Commissioners of his refusal to accept all said conditions, tentative approval of the development plan, along with any conditions, shall stand as granted.
 10. Tentative approval of a development plan shall not qualify a plan of the planned residential development for recording nor authorize construction or the issuance of any zoning and/or building permits. A development plan which has been given tentative approval as submitted, or which has

been given tentative approval with conditions which have been accepted by the landowner (provided the landowner has not defaulted or violated any of the conditions of the tentative approval), shall not be modified or revoked or otherwise impaired by action of the Township pending application for final approval without the consent of the landowner, provided an application or applications for final approval is filed or, in the case of development over a period of years, provided applications are filed, within the periods of time specified in the official written communication granting tentative approval.

11. In the event a development plan is given tentative approval and thereafter, but prior to final approval, the landowner shall elect to abandon the development plan and shall so notify the Board of Commissioners in writing, or in the event the landowner shall fail to file application or applications for final approval within the required period of time or times, as the case may be, the tentative approval shall be deemed to be revoked, and all that portion of the area included in the development plan for which final approval has not been given shall be subject to those ordinances otherwise applicable thereto as they may be amended from time to time, and the same shall be noted on the Zoning Map and in the records of the Township Manager-Secretary.

SECTION 1932. APPLICATION FOR FINAL APPROVAL

1. An application for final approval may be for all the land included in the development plan or for a section of the development plan as delineated in the tentative approval.
2. Ten (10) complete copies of an application for final approval in accordance with Section 1932 shall be submitted by the landowner to the Township Manager-Secretary within the time specified by the official written communication granting tentative approval. The landowner shall also submit a filing fee to the Township in an amount specified on the fee schedule adopted from time to time by resolution of the Board of Commissioners. No plan shall be granted final approval until such time as the filing fee is properly submitted to the Township.
3. Each copy of the application for final approval shall consist of the following:
 - A. All materials and information required for submission for the application for tentative approval;
 - B. All additional or revised materials required by the official written communication granting tentative approval;
 - C. All improvement agreements and security for construction of all improvements that may be required by the Board of Commissioners.
4. The complete copies of the application for final approval shall be distributed in accordance with Section 1931.3.

5. In the event an application for final approval has been filed as required by this article and the official written communication granting tentative approval, the Board of Commissioners, within forty-five (45) days after the Township receives the application, shall grant the development plan final approval.
6. A public hearing on an application for final approval shall not be required, provided the development plan submitted for final approval is in compliance with this article and the official written communication granting tentative approval.
7. In the event the development plan as submitted contains variations from the development plan given tentative approval, the Board of Commissioners may refuse to grant final approval and, within forty-five (45) days from the filing of the application for final approval, shall so advise the landowner in writing of its refusal, setting forth in the notice the reasons why one or more of the variations are not in the public interest.
8. In the event an application for final approval is denied approval, the landowner may either refile the application for final approval without the variations objected to or file a written request with the Board of Commissioners that it hold a public hearing on his application for final approval. If the landowner wishes to take either action, he may do so at any time within which he is entitled to apply for final approval, or within thirty (30) additional days if the time for applying for final approval shall have already passed at the time when the landowner was advised that the development plan was not in substantial compliance. In the event the landowner shall fail to take either of these alternate actions within the required time, he shall be deemed to have abandoned the development plan.
9. Any public hearing on an application for final approval granted by the Board of Commissioners shall be held pursuant to public notice within thirty (30) days after request for the hearing is made by the landowner, and the hearing shall be conducted in the manner prescribed herein for public hearings on applications for tentative approval.
10. The Board of Commissioners, within thirty (30) days following the conclusion of the public hearings, shall, by official written communication, either:
 - A. Grant the development plan final approval; or
 - B. Deny the development plan final approval.
11. The grant or denial of final approval of the development plan shall, in cases arising under this section, be in the form and contain the findings required for an application for tentative approval set forth herein.

SECTION 1933. RECORDING OF PLAN; ABANDONMENT OF PLAN; FAILURE TO COMPLY WITH TIME RESTRICTIONS

1. A development plan which has been granted final approval shall be certified without delay by the Board of Commissioners as being approved; provided, however, no development plan shall be certified unless security to secure the completion of improvements in accordance with Article V of the MPC has been posted. The applicant shall provide the Township an electronic version of the approved development plan on CD prior to recording.

2. Within ninety (90) days after certification by the Board of Commissioners of final approval of the development plan, the plan shall be filed and recorded by the landowner in the office of the Recorder of Deeds of Lancaster County.
3. No sale of lots or buildings, leasehold agreements, or construction of any buildings or development of any nature shall be permitted prior to recording of the approved development plan. The Zoning Officer shall not issue a permit unless the application for the permit is accompanied by a certificate of recording issued by the Recorder of Deeds.
4. In the event a development plan or section thereof is given final approval and thereafter the landowner shall abandon the plan or section thereof and shall notify the Board of Commissioners in writing or the landowner shall fail to commence and carry out the planned residential development in accordance with the time provisions stated in Section 508 of the MPC, no development or further development shall take place on the property included in the development plan until after the property is reclassified by enactment of an amendment to this ordinance in the manner prescribed for such amendments in Article VI of the Pennsylvania Municipalities Planning Code.

SECTION 1934. CONSTRUCTION, DEDICATION AND MAINTENANCE OF IMPROVEMENTS

1. After the landowner obtains the required permits in accordance with this ordinance and with the Township Building Code and other applicable Township ordinances, he may proceed with construction of the planned residential development.
2. The Township shall inspect the improvements which are installed as part of the planned residential development in accordance with the provisions of Article V of the Pennsylvania Municipalities Planning Code and the Subdivision and Land Development Ordinance, this ordinance, and the Stormwater Management Ordinance.
3. The Board of Commissioners shall release financial security which has been posted to secure the completion of improvements in accordance with the requirements of Article V of the Pennsylvania Municipalities Planning Code and the Subdivision and Land Development Ordinance.
4. All required improvements which have been offered for dedication shall be deemed to be private until such time as the improvements have been completely constructed and accepted by resolution or ordinance of the Board of Commissioners.

SECTION 1935. SKETCH PLAN REQUIREMENTS

1. The sketch plan may be an approximate drawing, but should generally be drawn to a reasonable scale, typically either fifty (50) or one hundred (100) feet to the inch.
2. The sketch plan shall contain at least the following information, but need not necessarily show precise dimensions:
 - A. The location, size and topography of the site and the nature of the landowner's interest in the land proposed to be developed.
 - B. The intensity of land use to be allocated to various parts of the site, as well as the number of dwelling units contemplated.
 - C. The general location and size of the common open space and the form of organization proposed to own and maintain the common open space if the intent is not to dedicate.

- D. The use and approximate location, height and bulk of buildings and other structures.
- E. A written statement of a qualified professional concerning the feasibility of proposals for sewerage, water supply, and stormwater management.
- F. The substance of protective covenants, grants or easements or other restrictions intended to be imposed upon the land or the use of the land, buildings and other structures, including proposed easements or grants for public utilities.
- G. The provisions to be made for parking of vehicles and the location, width and general alignment of streets and public ways.
- H. The required modifications in the Township regulations which would otherwise be applicable to the subject property.
- I. In the case of development plans which call for execution over a period of years, an approximate schedule within which applications for final approval of all sections of the planned residential development may be expected to be filed.
- J. The approximate tract boundary, North point, names of adjoining property owners, names and locations of all abutting streets and utilities, and the location of any significant topographical and physical features.

SECTION 1936. REQUIREMENTS FOR APPLICATION FOR TENTATIVE APPROVAL

- 1. Part A: application form. The application for approval of a planned residential development, supplied by the Township, shall be completed by the landowner or his agent.
- 2. Part B: site maps, profiles, cross sections, and architectural drawings. Each map, plan and drawing shall be prepared by a professional engineer, surveyor, landscape architect or architect registered in the Commonwealth of Pennsylvania, who shall place his seal and signature on all applicable plans, maps, and drawings.
 - A. Site plans shall be drawn on sheets having a minimum sheet size of eighteen (18) inches by twenty-two (22) inches and a maximum sheet size of twenty-four (24) inches by thirty-six (36) inches and shall be at a scale of ten (10) feet, twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet, sixty (60) feet or one hundred (100) feet to the inch. One (1) reduced-size site plan shall be submitted with a sheet size of eleven (11) inches by seventeen (17) inches. The landowner should utilize the scale and plan format which presents the most readable plans. Site plans may consist of multiple sheets if a key map showing the relationship of each sheet to the overall site plan is placed on all of the multiple sheets. Site plans shall show:
 - (1) The project name or identifying title.
 - (2) The name and address of the landowner of the tract, the developer, and the firm that prepared the plans.

- (3) The file or project number assigned by the firm that prepared the plan, the plan date, and the dates of all plan revisions.
- (4) A North arrow, a graphic scale, and a written scale.
- (5) The entire tract boundary, with bearings and distances, and identification of all corner markers.
- (6) A location map, for the purpose of locating the site to be subdivided or developed, at a minimum scale of two thousand (2,000) feet to the inch, showing the relation of the tract to adjoining property and to all streets, municipal boundaries and streams existing within one thousand (1,000) feet of any part of the property proposed to be developed.
- (7) The plotting of all existing adjacent land uses and lot lines within two hundred (200) feet of the proposed development, including the location of all public and private streets, drives, or alleys, railroads, power lines, gaslines, towers, easements, embankments, walls, streams and watercourses, buildings and other structures, fences and walls, all residential and nonresidential land uses, sewer mains, water mains, fire hydrants, storm drainage structures, historic sites as listed in the Manheim Township Historic Sites Survey, and other significant natural or man-made features.
- (8) The names of all immediately adjacent landowners and the names and plan book numbers of all previously recorded plans for adjacent projects.
- (9) Contours at a minimum vertical interval of two feet, location of bench mark, and datum used.
- (10) The delineation of one-hundred-year floodplains.
- (11) The delineation of all soil types as indicated by the USDA Natural Resources Conservation Service Soil Survey of Lancaster County.
- (12) An environmental analysis map(s) showing and identifying the location of unique landforms or natural features (such as hills, berms, knolls, mounds, swales, bowls, depressions, rock outcroppings or scenic views), areas exceeding twelve (12) percent slope, type of bedrock and its associated environmental characteristics affecting the tract to be type of soils and their associated environmental characteristics (such as depth to seasonal high-water table, depth to bedrock, erodibility and permeability), watercourses or bodies of water, floodplains, wetlands or other hydrologic conditions affecting the tract (Proof of the nonexistence of such conditions shall be provided by the landowner.), riparian buffers, and any other environmentally sensitive features.
- (13) The plotting of all existing landmarks within the proposed development, including the location of all existing streets, buildings, easements, rights-of-way, sanitary sewers, water mains, storm drainage structures, and watercourses.

- (14) The location of all existing vegetation, including all agricultural fields, lawn areas, shrubs, wooded areas and individual trees over four (4) inches dbh (diameter at breast height). Dominant tree and plant species should be identified.
- (15) A list of site data, including but not limited to the following:
 - [a] Total acreage of the tract.
 - [b] Zoning district.
 - [c] Proposed use of the land.
 - [d] Proposed gross area of the development.
 - [e] Proposed gross residential density.
 - [f] Proposed number of dwelling units and building type.
 - [g] Proposed number of lots.
 - [h] Acreage of all street rights-of-way proposed for dedication.
 - [i] Acreage and percentage of common open space.
 - [j] Acreage to be sold to individual owners.
 - [k] Acreage to be retained by landowner.
 - [l] Acreage of any commercial, public or semipublic use areas.
 - [m] Proposed number of parking spaces.
- (16) The proposed location and dimensions of all streets, access drives, parking compounds, sidewalks, nonmotorized paths, bike lanes, and curbing.
- (17) The proposed location of all lot lines with approximate dimensions.
- (18) The approximate radius and arc dimensions for all lot line and street line curves.
- (19) The approximate size of all lots in square feet and acreage.
- (20) The proposed location and configuration of all buildings. Single-family detached and semidetached dwelling units may be schematic in configuration. Reference as to whether each existing structure on the tract to be developed is to be retained or removed.
- (21) The identification of all lots and buildings by consecutive block and lot or building number; identification of building type with number of dwelling units in each multiunit building.
- (22) The proposed location of building setback lines from all streets, and the distances between buildings and adjacent tract boundaries and lot lines.

- (23) The proposed location, size and use of all common open space areas, structures and recreation facilities.
- (24) Clear sight triangles of seventy (75) feet at all street intersections.
- (25) The proposed areas to be dedicated to the Township, with acreage of all areas and widths of all rights-of-way.
- (26) Proposed street names.
- (27) The proposed location of all iron pins and concrete monuments.
- (28) The proposed size and location of all sanitary sewers, water mains, fire hydrants and laterals, storm drainage facilities, gas mains, and electric utilities; materials of all pipes, invert and top elevations of facilities and gradient of all pipes for sanitary sewers and storm drainage facilities.
- (29) The proposed location, width, and purpose of all easements.
- (30) A grading plan of the development, except for single-family detached and semidetached lots to be sold to individual owners.
- (31) A clearing and vegetation protection plan showing and identifying the location of all areas of the tract to be cleared, all areas of soil disturbance, all areas of topsoil stockpiling during the period of development, all existing vegetation to be retained, details for the methods of vegetation protection during the period of development.
- (32) A sediment and erosion control plan for the development or for each section to be developed separately.
- (33) A lighting plan, with the location and size of all street lighting fixtures.
- (34) A landscape plan for the development, except for single-family detached and semidetached lots to be sold to individual owners. The landscape plan shall include the identification and location of the following information:
 - [a] All pertinent information regarding the general site layout, existing man-made and natural features on the tract, proposed grading, existing vegetation to be retained, existing vegetation to be replaced, and other conditions affecting proposed landscaping.
 - [b] Proposed plantings, including street trees, designated by symbols appropriately scaled to represent the sizes of such at time of planting. Planting beds shall be shown by a clearly delineated border outline. Identification of all proposed plantings shall be numerically quantified and keyed to the planting schedule by the first letters of each plant's botanical and common name.

- [c] Planting schedule shall be provided for all proposed plantings, including both botanical and common plant names, identification key, total quantity, size (height, width and caliper) at time of planting based on American Association of Nurserymen increments and minimum size of maintenance after a three (3) year growth period.
 - [d] Details and specifications for all proposed plantings, topsoiling, seeding and mulching, including notes regarding special maintenance requirements temporarily during the period of establishment, or permanently, and the limits of any such special maintenance areas.
 - [e] Proposed buffering, screening, walls and fences, including construction details, cross sections, elevations, manufacturers specifications, materials and colors for same.
 - [f] Proposed courtyards, plazas, walkways, paths, common open space and recreation areas and facilities, street or site furniture, ponds, fountains, trellises, pergolas, gazebos, accessory structures, art and sculpture, common mailboxes, solid waste and recycling storage facilities and HVAC equipment and utility service boxes, to be located at or above grade; construction details, cross sections, elevations, manufacturers specifications, materials and colors for all of the above items where applicable.
- (35) Detailed prototypical yard and patio plans, except for single-family detached and semidetached lots to be sold to individual owners, including detailed plans for the proposed treatment of patios and private or semiprivate yard areas, including screening, landscaping, ground material treatment, lighting and access, for each residential dwelling.
 - (36) A proposed phasing plan of the development. If the application for tentative approval covers only a part of the overall planned residential development, it shall be accompanied by a sketch plan of the remainder of the development.
 - (37) Profile drawings shall be submitted for all streets, storm sewers, and sanitary sewer mains. Generally, the drawings shall be at a scale of fifty (50) feet to the inch horizontally and ten (10) feet to the inch vertically. Existing and proposed grades shall be shown on each drawing.
- B. Cross sections, details and specifications shall be submitted for all improvements, including streets, parking lots, curbs, sidewalks, nonmotorized paths, bike lanes, recreation facilities, lighting, planting, sanitary sewer facilities, and sediment and erosion control facilities.
 - C. Architectural concept drawings, photographs or pictures that demonstrate the architectural guidelines are to be submitted of each proposed structure type to demonstrate the vision of the planned residential development.

- D. Urban design concept diagrams which graphically depict the planning principles expressed in this ordinance as such have been applied in the development plan. The diagrams may be prepared at any appropriate scale and should illustrate the planning relationships of the community green and commercial uses to residential areas, sites for public and semipublic uses, community clubs and facilities, internal and peripheral open space, vistas and focal points, pedestrian walking distances, interconnections with the existing street and sidewalk system, buffer areas, and similar features of the plan.
 - E. Diagrams to demonstrate compliance with Appendixes A, B, C, and D.
3. Part C: declaration of covenants, grants of easements, conditions, and restrictions. Information shall be submitted to demonstrate how the developer would administer the architectural guidelines and enforce the declaration of covenants, grants of easements, conditions, and restrictions. The following criteria shall be addressed:
- A. All deeds for conveyance of property within the planned residential development shall bind the purchasers to the declaration of covenants, grants of easement, conditions, and restrictions and shall state the requirement of mandatory membership for all residents in the development in the residents' association, if such an association is to be created for the ownership, administration and maintenance of the common open space.
 - B. The declaration of covenants shall include but shall not be limited to the following:
 - (1) Parties to the declaration.
 - (2) Effective date of declaration.
 - (3) Definition of terms used in declaration.
 - (4) Establishment of a homeowners' association or community association (if applicable).
 - (5) Property rights of the landowner and of individual owners of property in any and all lands included within the limits of the development.
 - (6) Title to common open space.
 - (7) Covenants and restrictions on common open spaces preventing future development.
 - (8) Membership and voting rights of the developer and of residents in a residents' association (if applicable).
 - (9) Rights of tenants or lessees.
 - (10) Covenant for maintenance agreement of all common open spaces and other improvements throughout the development.
 - (11) Responsibility of owners of property concerning maintenance of the individual property.
 - (12) Assessments for maintenance and special assessments.
 - (13) Collection of maintenance and special assessments.
 - (14) Exemptions from assessment.

- (15) Architectural control.
 - (16) Party wall agreements, where applicable.
 - (17) Exterior maintenance, including necessary enforcement of maintenance provisions.
 - (18) Stage developments, including rights of all owners of property in all developed areas.
 - (19) Number of occupants in an apartment unit based on number of bedrooms in the apartment.
 - (20) Rights of the Township.
- C. A note shall be added to the plan stating "Copies of proposed articles, certificates and bylaws of the residents' association shall be submitted, when applicable, prior to final plan approval."
 - D. A note shall be added to the plan stating "Copies of any other restrictions which will run with the land and will become covenants in the deeds of the lots shall be submitted prior to final plan approval."
4. Part D: the supporting information report. This report shall contain the following information:
- A. A written statement explaining why the proposed planned residential development would be in the public interest and would be consistent with the Township Comprehensive Plan, and what modifications are necessary to the Township land use regulations which would otherwise be applicable to the subject property.
 - B. Present zoning of the tract and adjacent properties, including any overlay districts.
 - C. A written statement describing the natural features of the tract, including, but not limited to, an analysis of the hydrology, geology, soils, topography, and vegetation.
 - D. A comparison of the cost to the Township versus the revenues to the Township produced by the development, as well as market analysis data estimating potential market demand for various types of housing.
 - E. A listing of all proposed dwelling unit types, square footage figures per unit, number of bedrooms, and structure types; a listing of all nonresidential structures with square footage figures.
 - F. A description of any phased development schemes with figures for gross residential density and approximate development cost for each phase; percent figures for common open space for each phase, as well as limit of improvement of common open space for each phase; the approximate date when construction of each phase of the project can be expected to begin and the approximate date when each phase of the project will be completed. This schedule shall be updated annually by the landowner until the development is completed and all public improvements accepted by the Township.
 - G. A description of the use and improvement of common open space throughout the tract, and the means by which the landowner will guarantee its continuity and maintenance.
 - H. The ratio of vehicle parking spaces to dwelling units and nonresidential uses proposed.
 - I. A statement describing proposed lighting, sewerage, water, electric, gas, telephone, cable

television and refuse removal.

- J. Signed and certified approvals from appropriate utilities, authorities and agencies shall be included and shall include the following:
 - (1) Appropriate sewer authority: a commitment to provide service to the planned residential development and approval of the sanitary sewer plan.
 - (2) Appropriate water authority or company: a commitment to provide public water service to the planned residential development and approval of the proposed public water distribution system.
 - (3) Pennsylvania department of transportation: highway occupancy permits.
 - (4) Lancaster County Conservation District: approval of site and improvement plans with regard to possible flooding, soil erosion and sediment control.
 - (5) PA DEP: sewer and water approval; erosion and sediment control approval (earthmoving).
 - (6) Electric company: approval of the lighting plan and location of all electric power lines and easements.
 - (7) Gas company: approval of location of all gaslines and easements, if applicable.
 - (8) Appropriate utility and transmission companies: approval of development around rights-of-way and easements.
 - (9) Appropriate railroad company: approval of any proposed grade crossings, utility crossings, rail extensions or alterations.
 - (10) Local postmaster: approval of street names.
- K. Calculations for design and location of storm drainage facilities.
- L. A narrative consistent with Section 44 of the Soil Erosion and Sedimentation Control Manual, as amended, of the PA DEP. Special emphasis shall be placed on the environmental relationship before, during and after construction.
- M. An estimate of the cost of construction of all required improvements for each phase of construction. The Township may submit the estimates to the Township Engineer for review and recommendation. The final amount of the security for each phase shall be determined by the Township.

SECTION 1937. REQUIREMENTS FOR APPLICATION FOR FINAL APPROVAL

1. All parts of the application for tentative approval shall be submitted. All maps, plans, drawings, and written material shall be revised according to the official written communication granting tentative approval. Revisions shall be noted and dated on all exhibits.
2. All additional maps, plans, drawings, agreements, approvals and other items required by the official written communication granting tentative approval shall be submitted.
3. The site plans shall be revised to show the following:
 - A. Source of title to the land of the planned residential development as shown by the records of the Lancaster County Recorder of Deeds.
 - B. Lot lines with accurate bearings and distances; distances to be to the nearest hundredth of a foot.
 - C. Acreage of all lots.
 - D. Accurate dimensions and bearings and distances of any property to be dedicated or reserved for public, semipublic, or community use, including street center lines and street right-of-way lines.
 - E. Accurate tract boundary lines with dimensions and bearings closing with an error of not more than one (1) foot in ten thousand (10,000) feet.
 - F. Accurate distance to the intersection of the center lines of the nearest established street intersection or official monument.
 - G. Complete curve data for all lot line, tract boundary line, street center line and street right-of-way line curves within the development. Curve data shall include radius, arc, tangent, angle of deflection, and chord bearing and distance.
 - H. Certification, with seal, by a registered professional engineer or professional land surveyor to the effect that the survey is correct; or, in the case of other phases of the plan, a seal of a registered professional engineer, professional land surveyor, registered landscape architect, or registered architect.
 - I. A certificate, duly acknowledged before an officer authorized to take acknowledgement of deeds and signed by the landowner of the property, to the effect that the subdivision or land development shown on the final plan is the act and deed of the landowner, that he is the owner of the property shown on the survey and plans, and that he desires the same to be recorded as such.
 - J. Certification of the offer of dedication of applicable required improvements.
 - K. A certificate for approval by the Board of Commissioners.
 - L. A certificate to accommodate the recording information.

- M. Certification, with seal, by a registered professional permitted to design storm drainage facilities within the Commonwealth of Pennsylvania that the storm drainage facilities designed are in conformance with the Township regulations.
- N. A notation describing any public uses, streets, drives or common open spaces which are not to be offered for dedication to the public, in which event the title to such areas shall remain with the landowner, and the Township shall assume no responsibility for improvements or maintenance thereof.
- O. A lighting plan with the location and size of all street, parking compound, recreational and open space lighting fixtures, whether freestanding or affixed to buildings, including the delineation of isolux lighting lines at increments of 0.2, 0.5 and 1.0 footcandle for each fixture, as applicable, and construction details, manufacturers specifications, elevations, materials and colors for each type of lighting fixture proposed.
- P. A landscape plan for the development, except for single-family detached and semidetached lots to be sold to individual owners. The landscape plan shall include the identification and location of the following information:
 - (1) All pertinent information regarding the general site layout, existing man-made and natural features on the tract, proposed grading, existing vegetation to be retained and other conditions affecting proposed landscaping.
 - (2) Proposed plantings, including street trees, designated by symbols appropriately scaled to represent the sizes of such at time of planting. Planting beds shall be shown by a clearly delineated border outline. Identification of all proposed plantings shall be numerically quantified and keyed to the planting schedule by the first letters of each plant's botanical and common name.
 - (3) Planting schedule shall be provided for all proposed plantings, including both botanical and common plant names, identification key, total quantity, size (height, width and caliper) at time of planting based on American Association of Nurserymen increments and minimum size of maintenance after a three (3) year growth period.
 - (4) Details and specifications for all proposed plantings, topsoiling, seeding and mulching, including notes regarding special maintenance requirements temporarily during the period of establishment, or permanently, and the limits of any such special maintenance areas.
 - (5) Proposed buffering, screening, walls and fences, including construction details, cross sections, elevations, manufacturers specifications, materials and colors for same.
 - (6) Proposed courtyards, plazas, lanes, walkways, paths, common open space and recreation areas and facilities, street or site furniture, ponds, fountains, trellises, pergolas, gazebos, accessory structures, art and sculpture, common mailboxes, solid waste and recycling storage facilities and HVAC equipment and utility service boxes, to be located at or above grade; construction details, cross sections, elevations, manufacturers specifications, materials and colors for all of the above items where applicable.

- Q. A signage plan for the development, including construction details, elevations, signage message or content, materials and colors for each type of sign proposed. Any proposed signage is subject to the review and approval by the Sign Code Official upon submission of a sign application.
- R. Detailed prototypical yard and patio plans, except for single-family detached and semidetached lots to be sold to individual owners, including detailed plans for the proposed treatment of patios and private or semiprivate yard areas, including screening, landscaping, ground material treatment, lighting and access, for each residential dwelling.
- S. A proposed phasing plan of the development. If the application for tentative approval covers only a part of the overall planned residential development, it shall be accompanied by a sketch plan of the remainder of the development.
- T. Profile drawings shall be submitted for all streets, storm sewers, and sanitary sewer mains. Generally, the drawings shall be at a scale of fifty (50) feet to the inch horizontally and ten (10) feet to the inch vertically. Existing and proposed grades shall be shown on each drawing.
- (1) Cross sections, details and specifications shall be submitted for all improvements, including streets, parking lots, curbs, sidewalks, nonmotorized paths, bike lanes, recreation facilities, play equipment, lighting, planting, sanitary sewer facilities, and sediment and erosion control facilities.
 - (2) Architectural drawings shall be submitted of each proposed structure type in the planned residential development. Drawings shall include but not be limited to the following information:
 - [a] Elevations of the exterior sides of all existing and proposed buildings and structures exposed to view, showing the proposed building treatment in terms of architectural style, materials, colors and details, to be drawn at a scale not larger than one inch equals eight feet (1"= 8').
 - [b] Floor plans of all proposed buildings and structures, to be drawn at a scale not larger than one inch equals eight feet (1"= 8').
 - [c] Details of all fire walls.
 - [d] A minimum of two (2) ground-level perspective drawings, one (1) showing the community green and the surrounding buildings and one (1) showing a typical residential street as seen from the public right-of-way, including buildings fronting on the street.
 - [e] A minimum of one (1) axonometric or isometric projection showing the proposed development in its surrounding context, including adjacent buildings and properties as such exist, to be drawn at the same scale as the site plan.
 - [f] Accurately colored architectural renderings of all prototypical buildings, structures and signs.
 - (3) Urban design concept diagrams which graphically depict the planning principles expressed in this ordinance as such have been applied in the development plan. The diagrams may be prepared at any appropriate scale and should illustrate the planning

relationships of the community green and commercial uses to residential areas, sites for public and semipublic uses, community clubs and facilities, internal and peripheral open space, vistas and focal points, pedestrian walking distances, interconnections with the existing street and sidewalk system, buffer areas, and similar features of the plan.

- (4) Diagrams to demonstrate compliance with Appendixes A, B and C.
 - (5) The applicant shall provide the Township an electronic version of the approved development plan on CD prior to recording.
4. Declaration of covenants, grants of easements, conditions, and restrictions.
- A. All deeds for conveyance of property within the planned residential development shall bind the purchasers to the declaration of covenants, grants of easement, conditions, and restrictions and shall state the requirement of mandatory membership for all residents in the development in the residents' association, if such an association is to be created for the ownership, administration and maintenance of the common open space.
 - B. The declaration of covenants shall include but shall not be limited to the following:
 - (1) Parties to the declaration.
 - (2) Effective date of declaration.
 - (3) Definition of terms used in declaration.
 - (4) Establishment of a residents' association (if applicable).
 - (5) Property rights of the landowner and of individual owners of property in any and all lands included within the limits of the development.
 - (6) Title to common open space.
 - (7) Covenants and restrictions on common open spaces preventing future development.
 - (8) Membership and voting rights of the developer and of residents in the residents' association (if applicable).
 - (9) Rights of tenants or lessees.
 - (10) Covenant for maintenance agreement of all common open spaces and other improvements throughout the development.
 - (11) Responsibility of owners of property concerning maintenance of the individual property.
 - (12) Assessments for maintenance and special assessments.
 - (13) Collection of maintenance and special assessments.
 - (14) Exemptions from assessment.
 - (15) Architectural control.
 - (16) Party wall agreements, where applicable.
 - (17) Exterior maintenance, including necessary enforcement of maintenance provisions.

- (18) Stage developments, including rights of all owners of property in all developed areas.
 - (19) Number of occupants in an apartment unit based on number of bedrooms in the apartment.
 - (20) Rights of the Township.
- C. Copies of proposed articles, certificates and bylaws of the residents' association shall be submitted, when applicable, for approval. The bylaws of the residents' association shall include but shall not be limited to the following:
- (1) Name of association.
 - (2) Organizational outline of association.
 - (3) Date, time and place for association meetings.
 - (4) Means of notification of meetings.
 - (5) Constitution of quorum for a meeting.
 - (6) Method of election and terms of office of officers.
 - (7) Board of Directors of association.
 - (8) Powers, duties, and responsibilities of officers and of Board of Directors of association.
 - (9) Date, time and place of meetings of Board of Directors.
 - (10) Records of association and of Board of Directors.
 - (11) Levying and collecting of assessments called for in declaration of covenants, conditions and restrictions.
 - (12) Membership and voting rights of developer and residents in residents' association.
- D. Copies of any other restrictions which will run with the land and will become covenants in the deeds of the lots shall be submitted.
5. An agreement shall be entered into between the Township and the landowner to cover in detail the improvements required to be constructed as a condition of acceptance of a planned residential development which specifies time limits for the completion of required improvements. The items to be covered by the agreement shall include, but not necessarily be limited to, the construction of streets, alleys, storm drainage facilities, sanitary sewers, waterlines, street signs, survey markers and monumentation, sidewalks, curbs, off-street parking, streetlights, street trees, fire protection, and common open space improvements.
6. Financial security shall be calculated and posted to secure the completion of improvements in accordance with the requirements of Article V of the Pennsylvania Municipalities Planning Code and the Subdivision and Land Development Ordinance. The financial security shall be released as construction progresses in accordance with the procedure set forth in Article V of the Pennsylvania Municipalities Planning Code. Upon completion of the improvements and acceptance of dedication by the Township of any improvements, the landowner shall post financial security to secure the structural integrity and functioning of the improvements which have been accepted by the Township

in accordance with the requirements of Article V of the Pennsylvania Municipalities Planning Code.