

APPENDIX A

STORM WATER DRAINAGE RUNOFF CALCULATION

A. Calculation Methodology

Storm water runoff from all development sites shall be calculated using either the rational method or a soil-cover-complex methodology.

The design of any detention basin intended to meet the requirements of this plan shall be verified by routing the design storm hydrograph through the proposed basin using an acceptable routing methodology.

All storm water detention facilities shall provide a minimum 2.0 foot freeboard above the maximum pool elevation associated with the 2.33 and 50-year runoff events. The emergency spillway shall be designed to pass the 100-year runoff event and provide a minimum 1.0 foot freeboard. A 24-hour event shall be utilized for detention/retention facilities.

B. Runoff Curve Numbers

Runoff calculations shall utilize the runoff curve numbers contained in Table 1.

| LAND USE DESCRIPTION | HYDROLOGIC SOIL GROUP | | | |
|---|-----------------------|----|----|----|
| | A | B | C | D |
| Open Space (Lawn, Park, Golf Courses, Cemeteries, Pasture) | 44 | 65 | 77 | 82 |
| Meadow, Orchards | 30 | 58 | 71 | 78 |
| Newly Graded Land, Fallow, Disturbed Land w/no or little vegetation cover | 77 | 86 | 91 | 94 |
| Forest | 36 | 60 | 73 | 79 |
| Smooth Surfaces (Concrete, Asphalt, Gravel or Bare Compacted Soil) | 98 | 98 | 98 | 98 |

C. Rational 'C' Values

Runoff calculations shall utilize the runoff 'C' values contained in Table 2.

| TABLE 2 | | | | | |
|---|--|-----------------------|-----|-----|-----|
| LAND USE DESCRIPTION | | HYDROLOGIC SOIL GROUP | | | |
| | | A | B | C | D |
| Cultivated Land: | w/o conservation treatment | .49 | .67 | .81 | .88 |
| | w/conservation treatment | .27 | .43 | .61 | .67 |
| Pasture or range land: | poor condition | .38 | .63 | .78 | .84 |
| | good condition | -- | .25 | .51 | .65 |
| Meadow: | good Condition | -- | -- | .44 | .61 |
| Open Spaces, lawns, parks, golf courses, cemeteries | Good Conditions: grass cover >75% | -- | .34 | .59 | .70 |
| | Fair Conditions: grass cover >50% <75% | -- | -- | .45 | .59 |
| | | | | | |
| Paved parking lots, roofs, driveways etc. | | .99 | .99 | .99 | .99 |
| Streets and roads: | Paved w/curbs & storm sewers | .99 | .99 | .99 | .99 |
| | Gravel | .57 | .76 | .84 | .88 |
| | Dirt | .49 | .69 | .80 | .84 |
| | | | | | |

D. Rainfall, Design Storm

Design frequencies or durations other than as required for detention should utilize the rainfall values displayed in Table 3. Rainfall intensities required for the rational formula shall use rainfall intensities consistent with appropriate times of concentration and return periods and shall be obtained from "Rainfall Duration Frequency Tables for Pennsylvania", PA DER, February, 1983.

| TABLE 3 | | | | |
|--------------------------|------------------|------|------|------|
| RAINFALL AMOUNT (INCHES) | | | | |
| RETURN PERIOD | DURATION (HOURS) | | | |
| | 1 | 6 | 12 | 24 |
| 2.33 | 1.5 | 2.45 | 2.8 | 3.3 |
| 5 | 1.91 | 3.2 | 3.7 | 4.22 |
| 10 | 2.25 | 3.7 | 4.4 | 4.98 |
| 25 | 2.66 | 4.4 | 5.2 | 5.9 |
| 50 | 2.98 | 4.8 | 5.75 | 6.61 |
| 100 | 3.29 | 5.45 | 6.4 | 7.29 |

E. Times of Concentration

The time of concentration for all sites shall be calculated utilizing the standards and methodology defined in "Urban Hydrology for Small Watersheds - Technical Release 55" (June 1986). The SCS lag shall be computed by multiplying the Time of Concentration by 0.6.

F. Velocity of Flow in Open Channels

1. The velocity of flow in open channels, and in closed drains not under pressure, shall be determined by Manning's velocity equation:

$$V = \frac{1.486}{n} \times (a/p)^{2/3} \times s^{1/2}$$

V = velocity in feet per second
n = coefficient of roughness
a = cross-section area of structure
p = perimeter of the wetted channel
s = slope in feet per foot

2. The coefficient of roughness, "n", shall be as follows unless otherwise approved by the Township Engineer:
 - a. .015 for concrete pipe and similar paving.
 - b. .025 for annular corrugated metal pipes and flumes.
 - c. .040 for earth ditches.
 - d. .014 to .021 for Helical corrugated metal pipe.

G. Permissible Stream Velocities in Open Channels

All channel linings shall be designed in accordance with the PA DEP, "Erosion and Sediment Pollution Control Manual", March 2000, as amended.

APPENDIX B

DEVELOPMENT AGREEMENT - SAMPLE FORM

AGREEMENT made this ____ day of _____, 20 __, by and between the Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, (Hereinafter referred to as "Supervisors"), and

(hereinafter referred to as "Developer").

The background to this Agreement is that Developer is the owner of a certain tract or parcel of land situated in Tunkhannock Township, Monroe County, as shown on a certain plot or plan entitled _____ (hereafter sometimes called "the Final Plan") which has been submitted to the Supervisors for final approval in accordance with the applicable ordinances of Tunkhannock Township. In addition, the Developer has submitted supporting data and information as a supplement to the final plan.

Attached as Exhibit A to this Agreement is a narrative description of the improvements required under the Ordinances of Tunkhannock Township (sometimes referred to as "required improvements") which have not yet been completed at the time the final plan was submitted for approval. And attached as Exhibit B is a narrative description of certain other improvements which the Developer has depicted upon the plan (sometimes referred to as "promised improvements") and which have not been completed.

The Developer seeks approval of the final plan before completing the improvements described in Exhibits A and B. The Supervisors, on the other hand, seek to assure that the improvements will be made. Accordingly, the Developer and Supervisors have agreed as follows.

NOW, THEREFORE, in consideration of the mutual premises, promises, covenants and conditions set forth below, the parties agree as follows:

1. Plan Approval. Developer shall record the said plan within ninety (90) days of the execution of this agreement in the Monroe County Office for the Recording of Deeds. The Supervisors' execution of the final plan constitutes their acknowledgement that the plan and supporting data comply with applicable ordinances and regulations of Tunkhannock Township. Developer agrees to the strict and timely performance of the conditions of this agreement and the posting by Developer of a Performance Guarantee as required by the pending Subdivision and Land Development Ordinance of Tunkhannock Township.

2. Security of Performance Guarantee. The Developer agrees to complete the improvements in workmanlike manner and in accordance with the design criteria of applicable Tunkhannock Township ordinances or in accordance with the plans and specifications submitted by the Developer to the supervisors, whichever standard is the more stringent. The improvements shall be completed within the following time periods:

(a) Required Improvements: _____

(b) Promised Improvements: _____

Time shall be of the essence of Developer's agreement to construct or install the improvements by the date(s) specified; and the failure or forbearance of the Supervisors, or a third party, in not acting upon Developer's failure to complete the improvements as promised shall not be deemed a waiver of their right to insist upon such performance. No extension of the time limits set forth above shall be binding unless it is in writing and signed by the Supervisors.

3. Security of Performance Guarantee. The parties acknowledge that the Supervisors have accepted as security for the performance of Developer's promises under this contract the following:

The aforesaid security is referred to in this Agreement as a "Performance Guarantee". The Performance Guarantee shall be collateral security for Developer's performance obligations under this agreement. The parties further agree that the fair and reasonable estimate of the current cost to complete the required improvements described in Exhibit A is \$ _____, and the fair and reasonable cost of completing the promised improvements described in Exhibit B is \$ _____. The amount of the Performance Guarantee shall be \$ _____. Upon the Developer's default, the Supervisors shall have the right to pursue their remedies under the Performance Guarantee, and in addition, to bring action under this Agreement if the fund available from the Performance Guarantee reasonable appears to be insufficient to pay for completion of the improvements.

4. Method of Approving Installation of Improvements and Cost Thereof. The Developer shall notify the Supervisors, with a copy to the Township Engineer, by certified or registered mail when any improvement has been completed. Within ten (10) days of receiving this notice, the Supervisors shall direct the Engineer to inspect the improvement. The Engineer shall make his inspection and file a report to the Supervisors, the Tunkhannock Township Planning Commission and the Developer within thirty (30) days of the date on which the Developer's notification was received by the Supervisors. If the Engineer finds any or all improvements to be not as required or promised, he shall include a statement of reasons for their rejection in his report to the Supervisors and to the Developer.

Where appropriate, the Township may require that periodic inspections be made of the improvements, in which case the Developer's failure to comply with that schedule of inspections shall be grounds for disapproval. The Developer shall notify the Township of the progress of construction to enable the Township Engineer to make such inspections.

The Supervisors shall consider the Engineer's report and recommendation of the Planning Commission and render a decision to the Developer by certified or registered mail within forty (40) days after the Developer's official letter of notification to the Board of his completion of the improvements.

Upon approval of all the improvements, the Developer's collateral under the Performance Guarantee shall be released to Developer and the Performance Guarantee shall be of no further force and effect.

The Developer agrees to pay the fair and reasonable cost of inspections and reports performed or made by the Township Engineer or other designee.

Notwithstanding any other provision of this paragraph, Developer agrees that no blacktopping or asphalt material shall be applied to a required improvement unless prior notice is given to the supervisors, or their authorized representative, and approval is obtained.

5. Non-Assignment. The Developer shall not assign, transfer, sublease, pledge, hypothecate, surrender or otherwise dispose of this agreement or of any rights created by the agreement, or permit any other person or persons, company, or corporation to assume Developer's obligations hereunder without the written consent of the Supervisors of Tunkhannock Township first being obtained.

6. Developer to Provide As-Built Drawings. Upon request of the Supervisors, the Developer shall, upon completion of installation of a required improvement, submit "as built" drawings of the improvement for the records of Tunkhannock Township.

7. Developer to Indemnify, etc. Developer hereby agrees to indemnify, defend and hold harmless the Township Board of Supervisors of Tunkhannock Township, their successors and assigns and their agents, servants, and employee, from any and all actions, claims or demands, arising from or by virtue of this agreement and the installation of required or promised improvements as provided herein.

8. Additional Assurances of Completion. The Developer, upon request of the Supervisors, shall provide such additional security or such additional documentation as the Supervisors may from time to time reasonable require in order to effect the terms of this contract. In the event the Supervisors reasonably request additional security under the Performance Guarantee, the Developer's failure to provide additional security shall be deemed a breach of this Agreement.

9. Maintenance Bond. In addition to the Performance Guarantee, Developer shall post with the Supervisors a bond to secure the cost of repair or replacement of any required improvement for a period one (1) year after the date of its completion.

10. No Offer of Dedication. Nothing in this agreement shall be construed as an offer by the Developer to dedicate any improvement to the Board of Supervisors of Tunkhannock Township and nothing herein shall be deemed to be an acceptance of an offer of dedication. In the event the Developer, or Developer's heirs, administrators, successors or assigns, offers to dedicate an improvement to Tunkhannock Township, there shall be no payment or compensation of any kind paid to Developer or Developer's heirs, administrators, successors or assigns, and this agreement shall constitute a full and complete release from any such claim or demand for payment. Developer shall bear all of the township's costs incidental to the dedication of a required improvement.

11. Default. If Developer fails or neglects to do or perform or observe any of the covenants contained herein, and such failure or neglect continues for a period of not less than thirty (30) days after the Supervisors have notified Developer in writing of Developer's default hereunder, and Developer has failed to correct such default within said thirty (30) days, or if Developer shall be declared to be bankrupt or insolvent according to law, or if any assignment of Developer's property shall be made to the benefit of creditors, then in any such case or event, the Supervisors may, at their option, immediately or at any time thereafter without demand or notice, declare this contract to have been breached and exercise their remedies, in law or equity, and simultaneously therewith to exercise their right under the Performance Guarantee to complete such work or as much thereof as may be completed from the available resources of the Performance Guarantee. The Supervisors' exercise of their rights under the Performance Guarantee shall not bar them from pursuing their rights under this contract, it being agreed that those rights are cumulative and not exclusive.

12. Attorney Fees. In the event any action, suit or proceeding is brought by the Supervisors against the Developer for Developer's failure to observe any of the covenants of this agreement, Developer agrees to pay to the Board of Supervisors such sum as the court may judge reasonable as attorney fees to be allowed in said suit, action or proceeding.

13. Third Parties to Benefit. This agreement shall inure to the benefit of the grantees, lessees, and licensees of the Developer; provided, however, in no event may such third party beneficiary, alone or together, bring action for breach of this agreement without the prior written approval of the Supervisors.

14. Insurance. Developer shall secure and maintain public liability insurance for the duration of the construction of the improvements and evidence of such coverage shall be submitted to the Township.

15. Adequacy of Plans. Nothing in this contract shall be construed as approval by the Supervisors or their agents, servants, independent contractors or employees, of the adequacy or fitness of purpose or intended use of the improvements depicted upon the plans and supporting documentation submitted to the Township, it being agreed that the Supervisors' approval constitutes no more than their acknowledgement that minimum standards of Township Ordinance have been met.

IN WITNESS WHEREOF, the parties, for themselves, their heirs, administrators, successors and assigns, have hereunto set their hands and seals this _____ day of _____, 20 , intending thereby to be legally bound.

ATTEST:

ATTEST:

DEVELOPER

By: _____

SUPERVISORS OF TUNKHANNOCK TOWNSHIP

By _____

Comments to general form of Development Agreement:

1. This form is designed as a model of an acceptable Development Agreement and may be modified as circumstances warrant.
2. No form of Performance Guarantee is provided because there are a number of types of collateral that may be acceptable. Refer to the Tunkhannock Township Subdivision and Land Development Ordinance for a list of acceptable forms of security.
3. In no event will the Township approve final plans of a subdivision until the roads shown on the plan have been installed to a "mud free and permanently passable" condition.
4. The Developer should obtain estimates from reputable contractor(s) to substantiate the present cost of the required and promised improvements.
5. It is suggested that the Developer or his attorney contact the Township's solicitor to obtain approval of modifications of the sample form of Development Agreement

APPENDIX C

LIGHTING STANDARDS

Wherever lighting is required for vehicular or pedestrian safety and convenience on roadways, parking areas or pedestrian walkways along streets or in commercial, industrial or residential developments the guidelines and recommendations of the Illuminating Engineering Society of North America, as contained in the IES Lighting Handbook shall be used as the basis for determining and providing adequate lighting.

APPENDIX D

ACCEPTABLE AND NON-ACCEPTABLE PLANTINGS

| Acceptable Plantings | | | |
|-----------------------------|---------------------|----------------------------|-----------------------|
| Latin Name | Common Name | Latin Name | Common Name |
| Woodland Wildflowers | | | |
| Actae pachypoda | White baneberry | Heuchera americana | Alumroot |
| Aquilegia canadensis | columbine | Iris versicolor | Wild iris |
| Arisaema triphyllum | Jack-in-the-pulpit | Lobelia silphilitaca | Great blue lobelia |
| Asarum canadense | Wild Ginger | Podophyllum peltatum | May apple |
| Chelone glabra | Turtlehead | Sanguinaria canadensis | Bloodroot |
| Cimicifuga racemosa | Black cohosh | Smilacina racemosa | False Solomon's seal |
| Claytonia virginica | Spring beauty | Tiarella cordifolia | Allegheny foam flower |
| Clintonia borealis | Bluebead lily | Trillium sp | Wake robin |
| Dicentra eximia | Wild bleeding heart | Viola sp. | Violet |
| Geranium sp. | Wild geranium | | |
| Meadow Wildflowers | | | |
| Anaphalis margaritacea | Pearly everlasting | Monarda fistulosa | Wild bergamot |
| Asclepias syriaca | Common Milkweed | Oenothera biennis | Evening primrose |
| Asclepias tuberosa | Butterfly Weed | Oenothera fruticosa | Sundrop |
| Aster nova-angliae | New England aster | Penstemon species | Beard tongue |
| Campanula rotundifolia | Bluebell | Phlox paniculata | Garden phlox |
| Castilleja coccinea | Indian paint brush | Physostegia virginiana | Obedient plant |
| Erigeron pulchellus | Blue spring daisy | Rudbeckia hirta | Black-eyed susan |
| Eupatorium purpureum | Joe-pye weed | Sisyrinchium amgustifolium | Blue-eyed Grass |
| Helenium autumnale | Common sneezeweed | Solidago sp. | Goldenrod |
| Liatris spicata | Blazing star | Vernonia noveboracensis | Ironweed |
| Lupinus perennis | Wild lupine | Veronicastrum virginicum | Culver's root |
| Woody Native Plants | | | |
| Acer saccharum | Sugar maple | Ilex verticillata | Winterberry |
| Aronia arbutifolia | Red chokeberry | Kalmia latifolia | Mountain Laurel |
| Carpinus caroliniana | American hornbeam | Magnolia virginiana | Sweetbay |
| Clethra alnifolia | Summersweet | Rhod. maximum | Rosebay rhod. |
| Cornus canadensis | Bunchberry | Sassafras albidum | Sassafras |
| Cornus florida | Dogwood | Tsuga canadensis | Canada hemlock |
| Hamamelis virginiana | Witchhazel | | |

Non-Acceptable Planting – due to invasive nature

| Latin Name | Common Name | Latin Name | Common Name |
|--|-------------------------|-------------------------------|----------------------|
| <i>Elaeagnus umbellata</i> | Autumn olive | <i>Acer platanoides</i> | Norway maple |
| <i>Elaeagnus angustifolia</i> | Russian olive | <i>Ligustrum obtusifolium</i> | Obtuse-leaved privet |
| <i>Phragmites australis</i> | Common reed | <i>Celastrus orbiculatus</i> | Oriental bittersweet |
| <i>Paulownia tomentosa</i> | Empress-tree | <i>Lythrum salicaria</i> | Purple loosestrife |
| <i>Myriophyllum spicatum</i> | Eurasian water milfoil | <i>Phalaris arundinacea</i> | Reed canary grass |
| <i>Trapa natans</i> | European water-chestnut | <i>Centaurea maculosa</i> | Spotted knapweed |
| <i>Alliaria petiolata</i> | Garlic mustard | <i>Alianthus altissima</i> | Tree-of-heaven |
| <i>Rhamnus frangula, cathartica, davurica</i> | Glossy buckthorn | <i>Euonymus alatus</i> | Winged euonymus |
| <i>Berberis thunbergii</i> | Japanese barberry | <i>Lobelia chinensis</i> | Chinese lobelia |
| <i>Polygonum cuspidatum & sachalinense</i> | Japanese knotweed | <i>Glossostigma diandrum</i> | Mudmat |
| <i>Microstegium vimineum</i> | Japanese stiltgrass | <i>Ranunculus ficaria</i> | Lesser celandine |
| <i>Polygonum perfoliatum</i> | Mile-a-minute weed | <i>Humulus japonicus</i> | Japanese hops |
| <i>Lonicera morrowii</i> | Morrow's honeysuckle | <i>Hydrilla verticillata</i> | Hydrilla |
| <i>Lonicera maackii</i> | Amur honeysuckle | <i>Trapa natans</i> | Waterchestnut |
| <i>Rosa multiflora</i> | Multiflora rose | | |

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE
TOWNSHIP OF TUNKHANNOCK

ORDINANCE 2006-103

AN ORDINANCE OF THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA
ORDAINED AND ADOPTED AT A MEETING HELD JUNE 15, 2006

An Ordinance amending Ordinance No. 2005-101, the Tunkhannock Township Subdivision and Land Development Ordinance.

Be it ordained and enacted by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, as follows:

Ordinance No. 2005-101 shall be amended as follows:

ARTICLE II, 202 DEFINITIONS

ADJUSTED TRACT ACREAGE (ATA): The tract area remaining when slopes in excess of twenty five percent (25%) and all wetland areas have been deducted from the gross tract acreage. ATA is used to calculate both density and open space. See Articles 313, 314 and 315 of the Zoning Ordinance for specific density, lot and yard requirements.

COMPREHENSIVE PLAN: The Coolbaugh, Mount Pocono, Tobyhanna, Tunkhannock Township Comprehensive Plan including all maps, charts and textual matter.

CONSERVATION AREA PRIMARY: Those areas of a development tract which are comprised of lands within the 100-year floodplain, wetlands, or lands having slopes in excess of twenty five (25) percent on which development is not permitted.

CONSERVATION OPEN SPACE: That part of a particular conservation design subdivision development tract set aside for the protection of sensitive natural features, farmland, scenic views and other primary and secondary conservation areas. Conservation Open Space may be accessible to the residents of the development and/or the Township, or it may contain areas of farmland or forestland, which are not accessible to project residents or the public.

CONVENTIONAL DESIGN SUBDIVISION: A subdivision designed at the dwelling unit density specified in the *Township Zoning Ordinance where individual lot reduction is not permitted.*

DWELLING, SINGLE-FAMILY: A detached dwelling unit accommodating one family, including mobile homes as defined in this Ordinance.

FLOODPLAIN: A relatively flat or low land area adjoining a river, stream, or water course which is subject to partial or complete inundation once in every one hundred (100) years. Any portion of a lot that is located within the 100-year floodplain shall not be included as a part of required lot area as set forth in the Zoning Ordinance.

IMPROVEMENTS: Those physical additions, installations and changes required to render land suitable for the use proposed (also referred to as "Required Improvements").

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

- A. Area: The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding any area within a street right-of-way, but including the area of any easement.
- B. Depth: The average horizontal distance between the front lot line and rear lot line. In the case of a flag lot this shall be measured in the main body of the lot, not the access corridor.

- C. Width: The horizontal distance between the side lot lines measured:
 - a. In the case of lots fronting on a cul-de-sac turnaround, along a chord located a distance from the right-of-way line equal to the prescribed front yard setback,
 - b. In the case of all other lots along a line parallel to and at a distance equal to the prescribed front yard setback from the right-of-way line.
- D. Corner Lot: A lot situated at and abutting the intersection of two streets having an interior angle of intersection not greater than one hundred thirty five (135°) degrees.
- E. Flag Lot: A lot not meeting road frontage requirements with access to the bulk of the lot provided by a narrow right-of-way from the adjoining public road.

STREAM: A natural watercourse.

SUBSTANTIALLY COMPLETED: Where, in the judgment of the Township, at least ninety percent 90% (based upon the cost of the required improvements for which financial security was posted pursuant to section §509) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be used, occupied or operated for its intended use.

ARTICLE VI, DESIGN STANDARDS AND SPECIFICATIONS

602 Four-Step Design Process

All Preliminary Plans for conservation design subdivisions shall include documentation of a Four-Step Design Process in determining the layout of proposed open space, house and development sites, streets and lot lines, as described below (drawings provided courtesy of Natural Lands Trust).

602.1 Resource Inventory and Analysis

The tract's resources shall be delineated on an Existing Resources and Site Analysis Plan, as required in §402.3.

602.2 Four-Step Design Process

A. Step 1: Delineation of Open Space

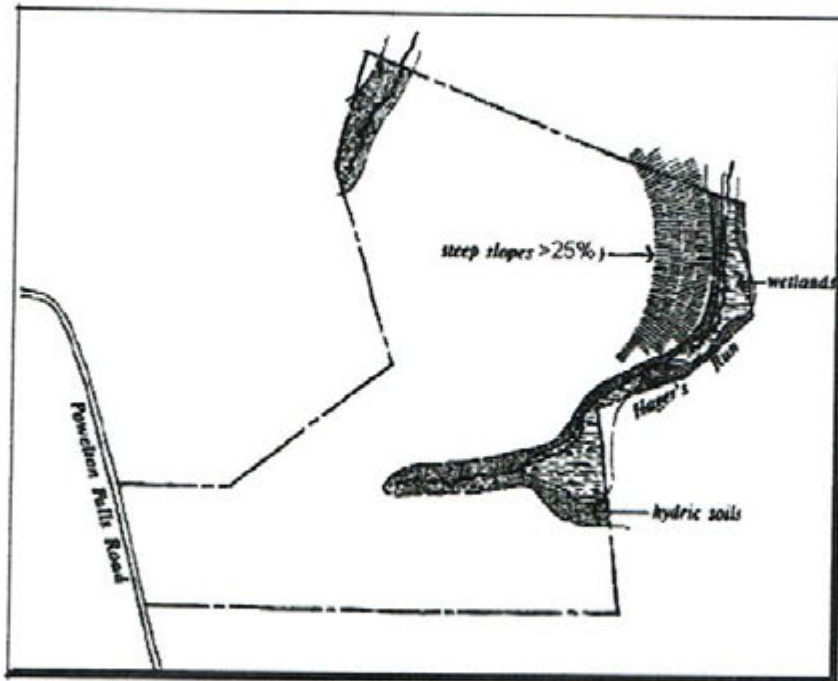
1. The minimum percentage and acreage of conservation open space shall be calculated by the Applicant and submitted as part of the Sketch Plan or Preliminary Plan in accordance with the provisions of this Ordinance and §313 and §314 of the Zoning Ordinance.

Below is an example of a hypothetical 50-acre subdivision parcel. Primary Conservation Areas are those areas of a development tract, which are comprised of lands within the 100-year floodplain, wetlands, or lands having slopes in excess of twenty five (25) percent.

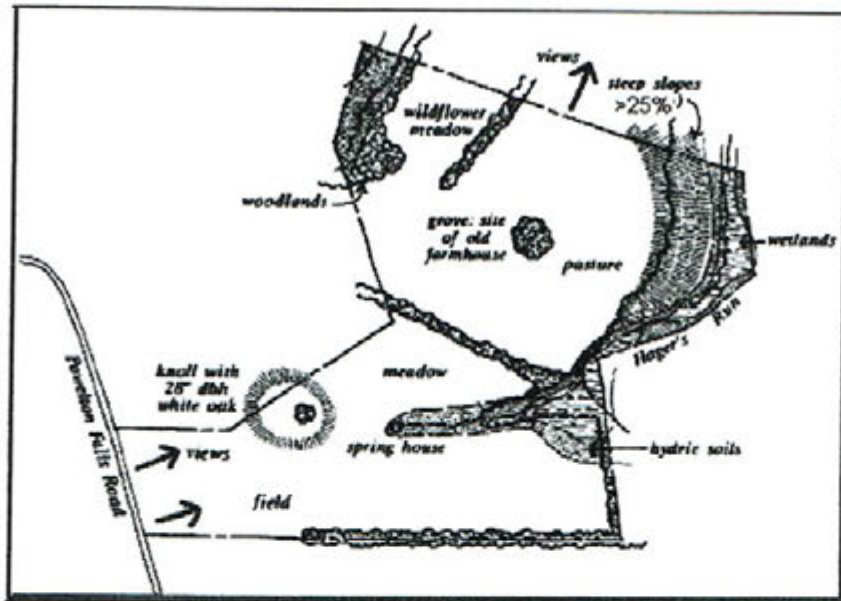
| | |
|---|----------|
| Total Tract Area | 50 acres |
| Primary Conservation Area | 10 acres |
| Adjusted Tract Area (ATA) | 40 acres |
| Secondary Conservation Areas (50% of ATA) | 20 acres |
| Allowable Development Area (50% of ATA) | 20 acres |

- a. Unsuitable lands deducted from the gross tract to determine Adjusted Tract Area, shall be delineated in their entirety as "Primary Conservation Area", comprising 10 acres in the illustration.

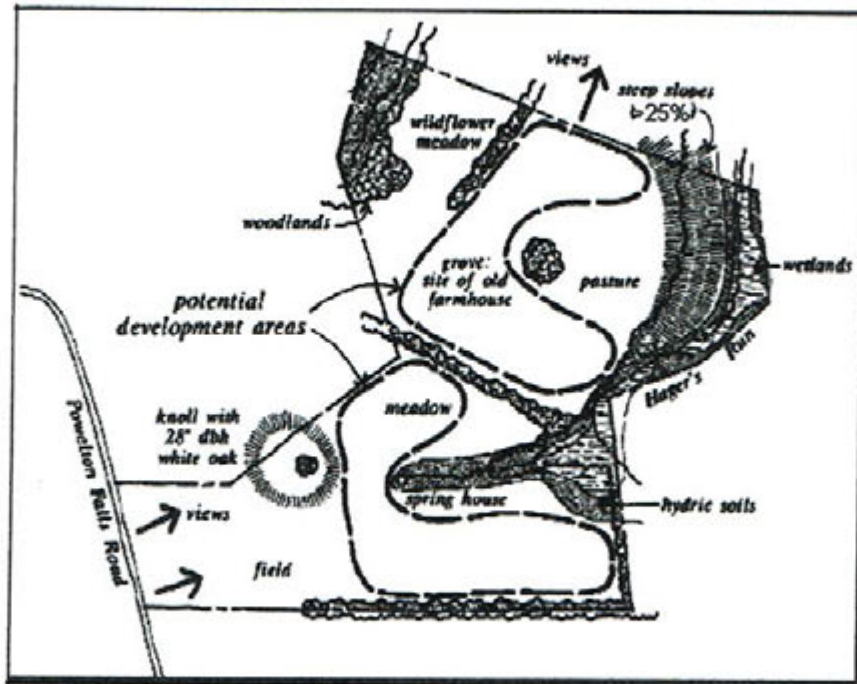
- b. Additional minimum acreage requirements for open space consist of "Secondary Conservation Areas", to be calculated on the basis of 50% of the ATA. In the example, a minimum of 50% of the Adjusted Tract Area (or 20 acres) must be Secondary Conservation areas.
 - c. Total Open Space requirements are the sum of Primary and Secondary Conservation Areas which, in this example, comprise 30 acres.
 - d. The locations and boundaries of Primary Conservation Areas shall follow the actual boundaries of wetlands and slopes.
 - e. The locations and boundaries of Secondary Conservation Areas shall be based upon the applicant's analysis of the tract's resource features, using the design standards in § 403. The applicant shall also be guided by any written recommendations provided by the municipality regarding the delineation of Secondary Conservation Areas lands, following the Site Inspection or the Pre-Sketch Conference.
 - f. Development areas constitute the remaining lands of the tract outside of the designated open space, which in the above example consist of 20 acres, where house sites, streets and lots are to be delineated.
2. Proposed open space shall be designated using the Existing Resources and Site Analysis Plan as a base map and complying of the Zoning Ordinance and this §602 and §603, dealing with resource conservation and open space delineation standards. The Township's Map of Potential Conservation Lands shall also be referenced and considered. Primary conservation areas shall be delineated comprising floodplains, wetlands and slopes over twenty-five (25) percent.
3. In delineating secondary conservation areas, the applicant shall prioritize natural and cultural resources on the tract in terms of their highest to least suitability for inclusion in the proposed open space, in consultation with the Planning Commission and in accordance with §603.1 and §603.2.
4. On the basis of those priorities and practical considerations given to the tract's configuration, its context in relation to resources areas on adjoining and neighboring properties, and the applicant's subdivision objectives, secondary conservation areas shall be delineated to meet at least the minimum area percentage requirements for open space and in a manner clearly indicating their boundaries as well as the types of resources included within them.
5. Development areas constitute the remaining lands of the tract outside of the designated open space areas.



Step 1, Part 1 – Identifying Primary Conservation Areas



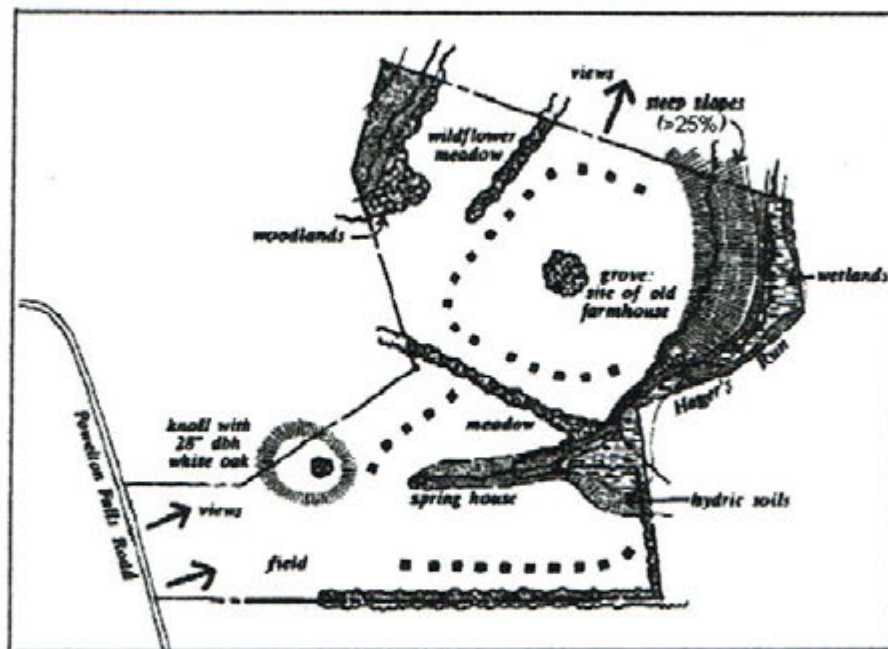
Step 1, Part 2 – Identifying Secondary Conservation Areas



Step 1, Part 3 – Identifying Potential Development Areas

B. Step 2: Location of House Sites

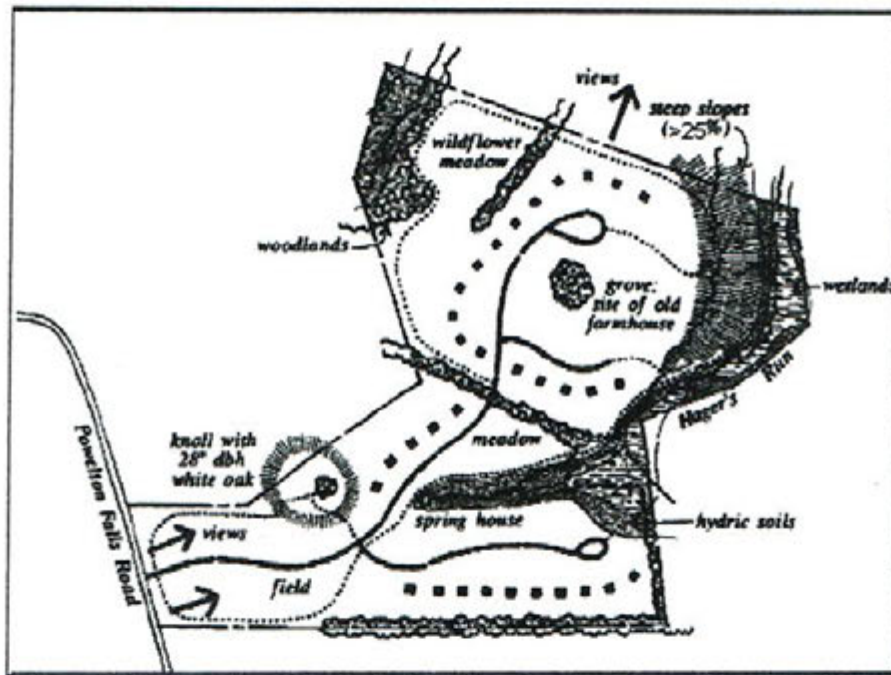
Potential house sites shall be located, using the proposed open space as a base map as well as other relevant data on the Existing Resources and Site Analysis Plan such as topography and soils. House sites should generally be located not closer than 100 feet to Primary Conservation Areas and 50 feet to Secondary Conservation Areas, taking into consideration the potential negative impacts of residential development on such areas as well as the potential positive benefits of such locations to provide attractive views and visual settings for residences.



Step 2 – Location of House Sites

C. Step 3: Alignment of Streets and Trails

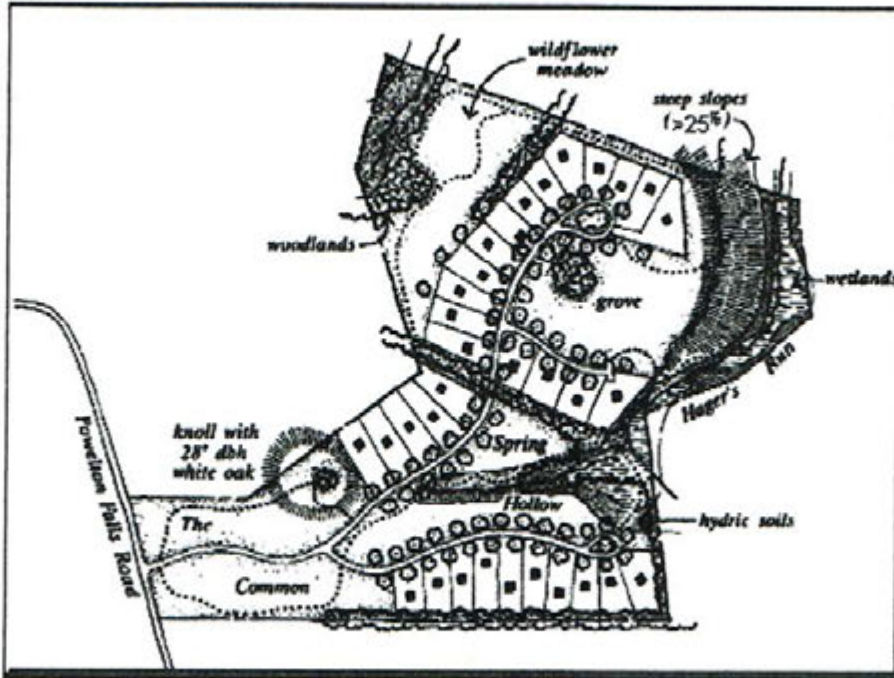
1. With house site locations identified, applicants shall delineate a street system in accordance with all applicable provisions of this Ordinance to provide vehicular access to each house in a manner conforming to the tract's natural topography and providing for a safe pattern of circulation and ingress and egress to and from the tract.
2. Streets shall avoid or at least minimize adverse impacts on the open space areas. New streets or driveways shall be designed in accordance with applicable provisions of this Ordinance.
3. Street connections shall generally be encouraged to minimize the number of new cul-de-sacs and to facilitate easy access to and from homes in different parts of the tract and on adjoining parcels.
4. A tentative network of trails shall also be shown, connecting streets with various natural and cultural features in the conserved open space. Potential trail connections to adjacent parcels shall also be shown to demonstrate the possibilities of future trail networks.



Step 3 - Alignment of Streets and Trails

D. Step 4: Drawing in the Lot/Development Lines

Upon completion of the preceding three steps, boundaries are drawn as required to delineate the boundaries of individual lots or development areas in accordance with the requirements of §313 and §314 of the Zoning Ordinance, following the configuration of house sites and streets in a logical and flexible manner and in accordance with applicable provisions of this Ordinance.



Step 4 – Drawing in the Lot/Development Lines

607.7 G. Storm Water; Soil Erosion - Storm Water Management and Soil Erosion and Sedimentation Control shall be addressed in accordance with the Tunkhannock Township Stormwater Management Ordinance and §609, §610 of this Ordinance.


609 Storm Water and Drainage Control

Storm water management facilities shall be provided in accordance with this Ordinance and with the Tunkhannock Township Stormwater Management Ordinance, as amended.


In the event a court of competent jurisdiction declares any provision of this Amendment unconstitutional, unlawful or unenforceable, such declaration shall not affect the validity of the remainder of this Amendment or the Ordinance, but shall continue in full force and effect as though the unconstitutional, unlawful, or unenforceable provision had never been a part hereof.

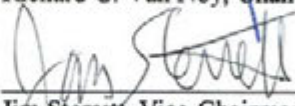
Duly passed at a regular meeting of the Board of Supervisors of the Township of Tunkhannock, Monroe County, Pennsylvania.


ATTEST:


 Donna Verdes, Secretary
 June 15, 2006

TUNKHANNOCK TOWNSHIP
 BOARD OF SUPERVISORS


 Richard G. Van Noy, Chairman


 Jim Sterrett, Vice-Chairman


 Francis A. Altomose, II, Supervisor

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE
TOWNSHIP OF TUNKHANNOCK

ORDINANCE 2009-120

SALDO Amendment

AN ORDINANCE OF THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA ORDAINED AND ADOPTED AT A MEETING HELD, **December 23, 2009.**

An Ordinance amending Ordinance No. 2005-101, the Tunkhannock Township Subdivision and Land Development Ordinance, by establishing specific standards for the preservation of trees.

Be it ordained and enacted by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, as follows:

Ordinance No. 2005-101 shall be amended as follows:

ARTICLE II, DEFINITIONS

The following definitions will be added:

CLEAR-CUT — The indiscriminate cutting and/or harvesting of substantially all trees on a tract of land or portion of tract of land thereof for nonagricultural purposes. This definition shall not include forestry, the selective removal of nonnative tree species, the removal of dead or significantly diseased trees and those trees which pose an imminent danger to the public health, safety or welfare. The time period over which a clear-cutting operation shall be determined shall be four years (48 months).

DBH — The diameter of a tree at breast height measured 3.5 feet from the ground surface.

DRIPLINE – The ground line around a tree that defines the limits of the tree canopy

FORESTED AREA — Areas, groves or stands of mature or largely mature trees (i.e., greater than six inches DBH) consisting of a minimum of 10 individual trees within an area of up to 2,000 square feet. The density of a larger forested area would be 220 mature or largely mature trees per acre.

FORESTRY: The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes.

HERITAGE TREE - — A tree located on public or private property having a DBH greater than 40 inches.

PORTION OF TRACT OF LAND: Less than 1/2 acre - more than 80% of tract, 1/2 acre to less than 1 acre - - more than 70% of the tract, 1 acre to less than 5 acres – more than 40% of the tract, 5 acres to less than 20 acres - - more than 30% of tract, 20 acres or more - - more than 20% of tract.

REMOVED TREE — Any tree that is destroyed or injured as a result of not being protected according to the provisions of this chapter.

REPLACEMENT TREE — Any tree that is required to be planted pursuant to this chapter to compensate for a 'removed tree'.

ROOT PROTECTION ZONE — The area within a tree's temporary protection fencing which is to be maintained throughout the entire period of any construction. The protective fencing shall be placed at a distance calculated at 1.25 feet (radius) per each one inch of (DBH) diameter breast height or to the outer edge of the dripline, whichever is greater.

TREE — Any hard-wooded perennial plant or species, whether evergreen or deciduous, which normally reaches a height of eight feet or more at maturity.

TREE CUTTING/HARVESTING — The act of cutting live trees for cordwood, for timber, for pulp, for development of building sites, for farming operations, for private use or for any commercial purpose.

ARTICLE 402.3, Existing Resources and Site Analysis Plan

D. Vegetative cover conditions on the property according to general cover type including cultivated land, permanent grassland, meadow, pasture, field, hedgerow, wetlands and woodland areas. This shall include a tree survey identifying the size, species (if known) and location of all trees having a diameter at breast height (DBH) of six inches or greater (corresponding circumference is approximately 19 inches). The limits of forested areas may be shown in lieu of individual tree placements where applicable.

ARTICLE 402.5, Preliminary Improvements Plan

N. Location of proposed shade trees, location of existing vegetation to be retained, each tree (or forested area) to be saved or removed and the location of tree protection fences.

ARTICLE 605, Resource Conservation Standards For Site Preparation and Cleanup

605.5 Protection and Preservation of Trees

- A. No clear-cutting shall be permitted unless approved by the Board of Supervisors, following recommendations from the Planning Commission.
- B. No heritage tree is to be removed for any reason without the prior approval of the Board of Supervisors after recommendations by the Planning Commission.

- C. No tree cutting is permitted in a forested area unless approved by the Board of Supervisors. Except driveways, utilities, structures and easements that are required for the permitted development of a lot.
- D. Prior to commencing operations protective fencing shall be placed around adjoining trees to minimize damage to root systems. The protective fencing shall be placed around the root protection zone. The fencing shall be installed prior to any and all tree cutting operations, be highly visible (orange), and be at least four feet high with staked posts every 10 feet on center. Nothing shall be stored, stockpiled, temporarily placed or allowed in the root protection zone. No fuel storage, refueling or maintenance of equipment or wash down of cement handling equipment shall be permitted within the root protection zone. Any damage to the fencing or encroachment on the protected areas shall be remedied immediately.
- E. Prior to the start of any tree cutting, a preconstruction conference shall be held on the site between the Township and the applicant to inspect the tree protection fences and other protective devices, which have been installed to protect trees. Upon Township approval tree cutting may proceed.


Duly passed at a regular meeting of the Board of Supervisors of the Township of Tunkhannock, Monroe County, Pennsylvania on 23rd of December, 2009.

TUNKHANNOCK TOWNSHIP
BOARD OF SUPERVISORS

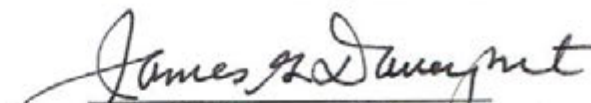
ATTEST:



Maria S. Wieand, Secretary



Maureen L. Sterner, Chairman



James G. Davenport, Vice-Chairman



Francis DePiano, Supervisor

TUNKHANNOCK TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2013-133

AN ORDINANCE OF TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, TO AMEND THE TUNKHANNOCK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF MARCH 14, 2005 (ORDINANCE #2005-101), AS AMENDMED, TO:

ITEM 1 – PROVIDE REFERENCE TO THE TOWNSHIP OFFICIAL MAP 1

ITEM 2 – PROVIDE FOR TERMS, PHRASES AND WORDS NOT DEFINED 2

ITEM 3 – DELETE, ADD AND AMEND DEFINITIONS 2

ITEM 4 – ADD GENERAL PROVISIONS TO §301 15

ITEM 5 – REQUIRESUBMISSION OF PLANS IN ELECTRONIC FORMAT 15

ITEM 6 – REQUIRE OFFICIAL MAP INFORMATION ON SKETCH PLANS..... 17

ITEM 7 – REQUIRE OFFICIAL MAP INFORMATION ON “ERSA” PLAN 17

ITEM 8 – REQUIRE OFFICIAL MAP INFORMATION ON PRELIMINARY PLANS 17

ITEM 9 – REQUIRE OFFICIAL MAP INFORMATION ON FINAL PLANS 17

ITEM 10 – REQUIRE OFFICIAL MAP INFORMATION ON MINOR PLANS..... 17

ITEM 11 – ADD REQUIREMENTS FOR AS-BUILT PLANS 17

ITEM 12 – UPDATE TABLE VI-1 20

ITEM 13 – UPDATE TABLE VI-2 21

ITEM 14 – MAKE EDITORIAL CHANGE IN §607.24..... 23

ITEM 15 – MAKE EDITORIAL CHANGE IN §607.27..... 23

ITEM 16 – ADD OFF-STREET PARKING AND LOADING REQUIREMENTS 23

ITEM 17 – ADD LIGHTING AND GLARE REQUIREMENTS 29

ITEM 18 – UPDATE TABLE VI-4 36

ITEM 19 – CLASSIFY COMMERCIAL AND INDUSTRIAL SUBDIVISIONS AS MAJOR
 SUBDIVISIONS 37

ITEM 20 – INCLUDE CONSTRUCTION REQUIREMENTS FOR PARKING AND LOADING
 AREAS AND ACCESS AREAS 37

ITEM 21 – INCLUDE PARKING STANDARDS AS APPENDIX C..... 38

ITEM 22 – ADD §407, §612 AND §621 TO THE TABLE OF CONTENTS..... 43

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the "Pennsylvania Municipalities Planning Code," as follows:

> **ITEM 1**

Add §106 to read as follows:

106 Effect of Official Map

All subdivisions and land developments shall be subject to the reservations shown and established by the Tunkhannock Township Official Map which has been enacted by ordinance pursuant to Article IV of the Pennsylvania Municipalities Code, as amended. All public streets, public grounds and other the public elements identified by the Official Map of Tunkhannock Township which are shown on final, recorded plats which have been approved in accord with this Ordinance shall be deemed amendments to the Official Map. No public hearing need be held or notice given if the amendment of the Official Map is the result of the addition of a plat which has been approved in accord with this ordinance.

> **ITEM 2**

Amend §201 to read as follows:

201 Inclusions; Terms, Phrases and Words Not Defined

201.1 Inclusions

As used in this Ordinance words expressed in the singular include their plural meanings and words expressed in the plural include their singular meanings. The words applicant, developer, person, subdivider and owner include a corporation, unincorporated association and a partnership or other legal entity, as well as an individual. The word building includes structures and shall be construed as if followed by the phrase or part thereof. The word street includes thoroughfare, avenue, boulevard, court, expressway, highway, lane, arterial and road and shall be construed as if followed by the phrase or part thereof. The words should and may are permissive, the words must, shall and will are mandatory and directive.

201.2 Terms, Phrases and Words Not Defined

When terms, phrases, or words are not defined, they shall have the meaning as defined in The Latest Illustrated Book of Development Definitions (H. S. Moskowitz and C. G. Lindbloom, Rutgers, The State University of New Jersey, 2004) or if not defined therein, they shall have their ordinarily accepted meanings or such as the context may imply.

> **ITEM 3**

In §202, delete, add and amend definitions and add illustrations as follows:

202 Definitions

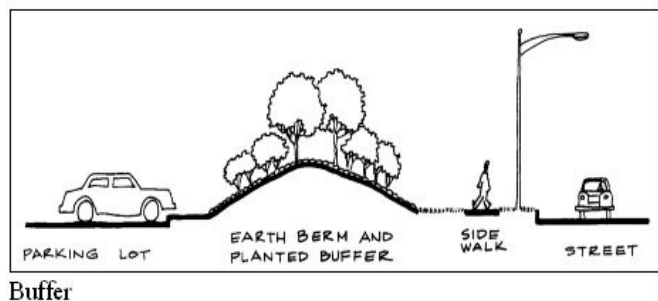
ADJUSTED TRACT ACREAGE (ATA): The tract area remaining when the specified constrained land has been deducted from the gross tract acreage. ATA is used to calculate both density and open space.

AGENT: Any person other than the owner who, acting for the owner, submits an application for the purpose of obtaining approval in accordance with this Ordinance.

AGRICULTURAL USE/OPERATION: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops or commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry. It includes necessary structures within the limits of the parcel and the storage of equipment necessary for production.

APPLICANT: An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization or other entity acting as a unit, and his/her/its heirs, successors and assigns, which is seeking an approval pursuant to this Ordinance.

BUFFER: A strip of land with fencing, dense vegetative planting, additional setback distances, berms or a combination thereof that



Buffer

separates one use from another use or feature and is not occupied by any building, parking, outdoor storage or any use other than open space or approved pedestrian pathways or improvements which is used to provide separation between incompatible uses to effect a visual barrier, block physical passage between uses, and reduce noise, dust and litter.

BUFFER, WATER QUALITY: The area of land immediately adjacent to any wetland, lake, pond, vernal pond, or stream, measured perpendicular to and horizontally from the delineated edge of the wetland, lake, pond, or vernal pond, or the top-of-bank on both sides of a stream to provide separation from an intensive land use area (e.g., subdivision, farm) and minimize sediment and other pollutant loading; also referred to as filter strips, vegetated filter strips, and grassed buffers.

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy.

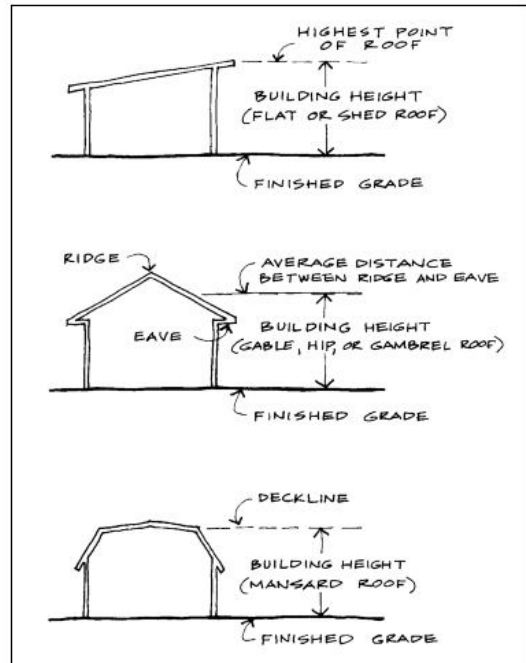
BUILDING, ATTACHED: A building which has one or more walls or portions thereof in common with an adjacent building.

BUILDING, DETACHED: A building surrounded by open space on all four sides within the same lot.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which said building is situated.

BUILDING ENVELOPE: An area on a lot or development parcel which has been designated as the area in which development may occur. Building envelopes are identified by building setbacks, conservation areas, site conditions and other factors, and shall be specifically designated on the development plan and established by deed covenants and restrictions.

BUILDING HEIGHT: The average vertical distance from finished grade at the front and rear of the building to the top of the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs not including chimneys, spires, elevator shaft extensions, mechanical appurtenances, and similar projections.



Building Height

CAMPGROUND OR RECREATIONAL VEHICLE PARK: A plot of ground upon which two or more campsites are located, established or maintained for temporary occupancy by persons using tents, recreational vehicles or primitive cabins, and which shall not be used for long term residency of occupants.

COMPREHENSIVE PLAN: The Coolbaugh, Mount Pocono, Tobyhanna, Tunkhannock Township Comprehensive Plan including all maps, charts and textual matter.

CONSERVATION AREA, PRIMARY: Those areas of a development tract which are comprised of environmentally sensitive lands on which development is minimized.

CONSERVATION AREA, SECONDARY: Those areas of a development tract which are somewhat less sensitive than primary conservation areas and which may be critical to the effect the development will have on both the natural environment and the character of the community.

CONSERVATION OPEN SPACE: See *open space, conservation*.

CONSTRAINED LAND: Those areas of environmentally sensitive land that are deducted from gross lot area to determine the required minimum lot area and are deducted from the gross development tract area to determine adjusted tract area in conservation design subdivisions.

DENSITY: The total number of dwelling units per unit of land.

DESIGNATED GROWTH AREA: Region within a county, or counties described in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned.

DEVELOPMENT IMPROVEMENTS: All the physical additions and changes to a tract and the constructed facilities necessary and/or required by the municipality to produce a usable and functional development; including, but not limited to, roads, parking areas, storm water controls and drainage easements, landscaped areas, utilities, and water supplies and sewage disposal systems.

DRIVEWAY: A privately owned and constructed vehicular access from an approved private or public road into a lot or parcel having frontage or legal access on the said road.

DWELLING, MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation, and which is subject to U.S. Department of Housing and Urban Development regulations. Prefabricated homes or sections thereof, which when assembled or combined are twenty (20) feet or more in width, and which are placed on a permanent foundation shall be classified according to dwelling type by the number and arrangement of dwelling units contained therein, and shall not be classified as mobile homes.

DWELLING, MULTI-FAMILY: (See also *multi-family project*.) A building or buildings designed for occupancy by three or more families living independently of each other in separate dwelling units with each unit limited to one (1) family. The term *multi-family dwelling* shall include condominium as well as non-condominium housing units including the following construction types:

- A. TOWNHOUSE: A dwelling unit located in a multi-family dwelling structure not exceeding two and one-half (2.5) stories or thirty-five (35) feet in height in which each unit has its own front access to the outside and may have a rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more vertical common fire resistant walls.
- B. GARDEN APARTMENT BUILDING: A multi-family dwelling structure, originally designed as such, containing three to ten apartment units and not exceeding two and one-half (2.5) stories or thirty-five (35) feet in height, with access to each apartment unit usually from a common hall with the apartment units located back-to-back, adjacent, or one on top of another.
- C. APARTMENT BUILDING: A multi-family dwelling structure, originally designed as such, containing three or more apartment units which is more than two and one-half (2.5) stories but

not exceeding the height limitations (in feet) of the Zoning Ordinance.

D. RESIDENTIAL CONVERSION TO APARTMENT: The conversion of an existing single family detached dwelling into three to five dwelling units.

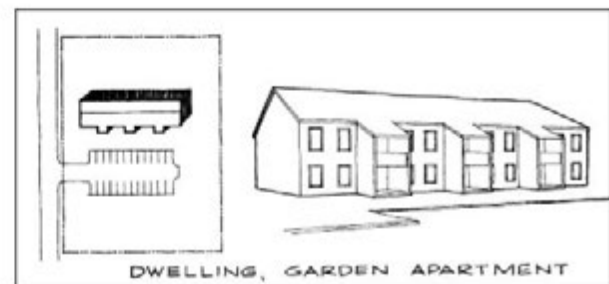
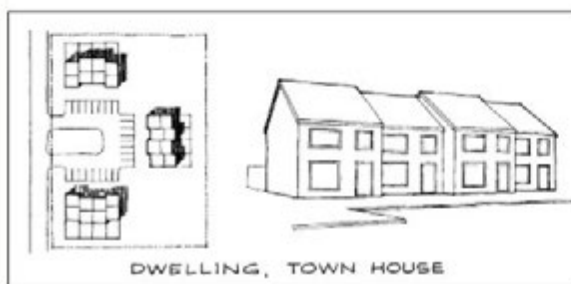
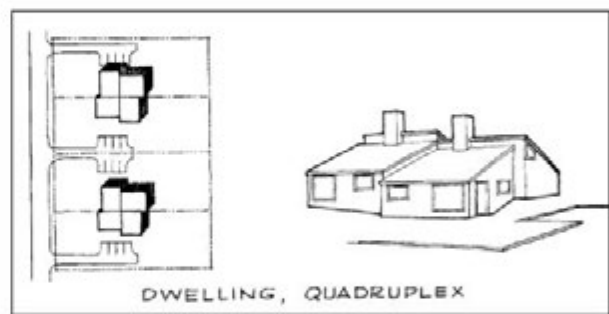
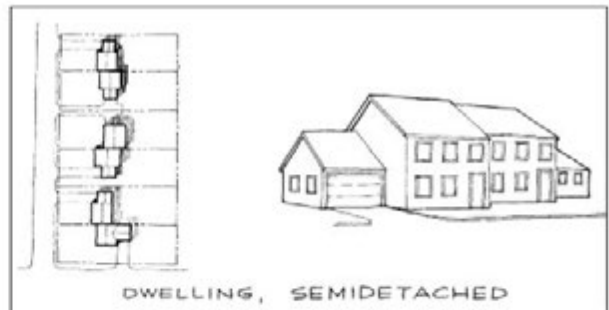
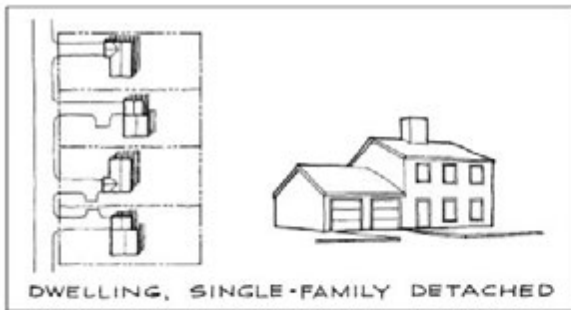
DWELLING, QUADRAPLEX: Four attached single-family dwellings in one building in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

DWELLING, SINGLE-FAMILY DETACHED: A building containing one (1) dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.

DWELLING, SINGLE-FAMILY SEMIDETACHED: A single-family dwelling unit that is attached to one (1) other single-family dwelling unit by a common vertical wall with each dwelling located on a separate lot.

DWELLING, TWO-FAMILY: A building containing two (2) dwelling units either attached side by side through the use of a vertical party wall and having one side setback adjacent to each dwelling unit; or upstairs/downstairs units. The building is designed for occupancy by two (2) families, each family living independently of each other in a separate dwelling unit with each unit limited to one (1) family. (See also *multi-family project* for two-family dwellings in a multi-family project.)

DWELLING UNIT: One (1) or more rooms, designed, occupied, or intended for occupancy as separate



living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household. Any part of a dwelling structure which is not connected with full unrestricted access to all other parts of the dwelling structure is considered a separate dwelling unit.

DWELLING UNIT, ACCESSORY: An additional dwelling unit permitted in association with a single-family dwelling on a lot of ten (10) acres or more in a conservation design subdivision.

EARTH DISTURBANCE ACTIVITY: Any activity, including, but not limited to, construction, mining, farming, timber harvesting and grubbing, which alters, disturbs and exposes the existing land surface.

EASEMENT: A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

FAMILY: A person living alone or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

- A. Any number of people related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship resulting in one of the following relationships: husband, wife, brother, sister, parent, child, grandparent, great-grandparent, grandchild, great-grandchild, uncle, aunt, nephew, niece, sister-in-law, brother-in-law, father-in-law, mother-in-law or first cousin;
- B. Three (3) unrelated people;
- C. Two (2) unrelated people and any children related to either of them;
- D. Not more than eight (8) people who are residents of a group home meeting the requirements of the Township Zoning Ordinance.
- E. Not more than eight (8) people who are granted a special exception as a single nonprofit housekeeping unit (a functional family) pursuant to the Township Zoning Ordinance.

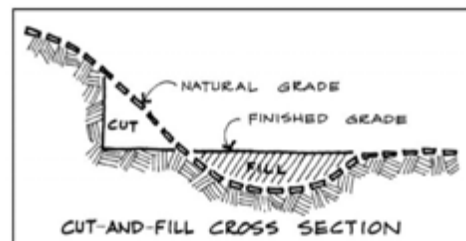
The definition of a family does not include:

- A. Any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization;
- B. Any group of individuals whose association is temporary or seasonal in nature; and
- C. Any group of individuals who are in a group living arrangement as a result of criminal offenses.

FLOOD (AND RELATED DEFINITIONS): See the Township Floodplain and Building Permit Ordinance

FULLY DEVELOPED WATERSHED: The planned or estimated intensity of development in the watershed or drainage area.

GRADE, FINISHED: The final elevation of the average ground level adjoining a building at all exterior walls after development.



GRADE, NATURAL: The elevation of the ground level in its natural state before construction, filling, or excavation.

IMPERVIOUS SURFACE: A surface that prevents the percolation of water into the ground such as rooftops, pavement, sidewalks, driveways, gravel drives, roads and parking, and compacted fill, earth or turf to be used as such. The Township engineer shall decide any dispute over whether an area is *impervious*.

IMPROVEMENTS: See *development improvements*.

LOADING/UNLOADING SPACE: An interior or exterior off-street space or berth used for the loading or unloading of people, cargo, products, or materials from vehicles.

LONG-TERM RESIDENCY: See *residency, long term*.

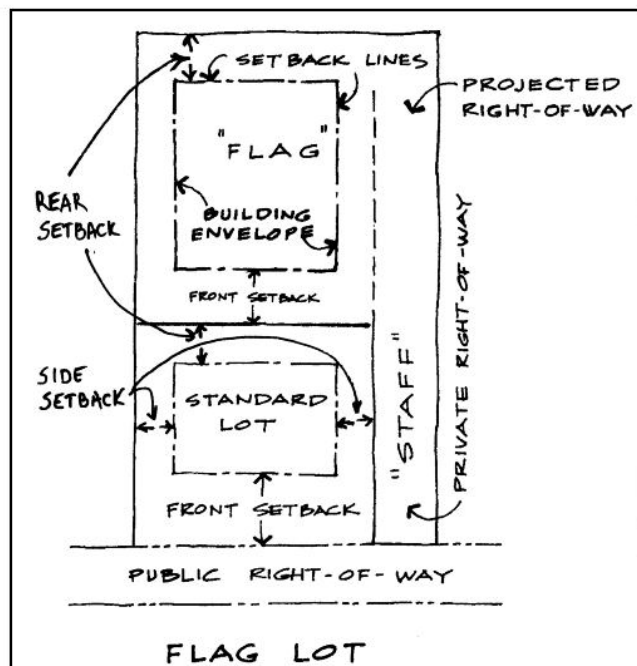
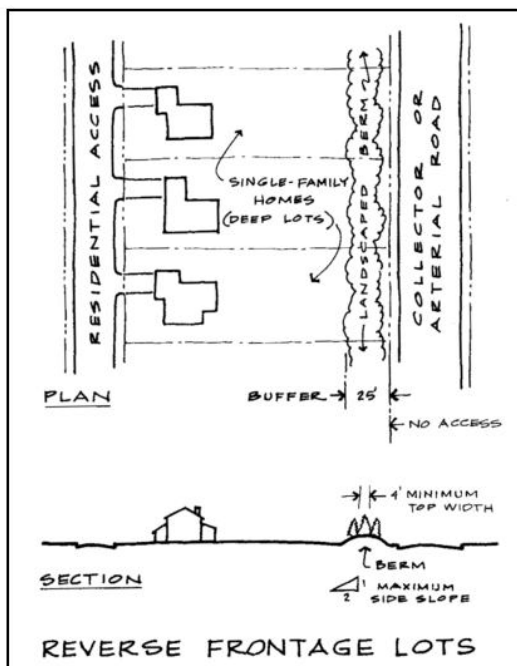
LOT: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT, CORNER: A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

LOT, EXISTING OF RECORD: Any lot or parcel of property which was legally in existence and properly on file with the County Recorder of Deeds prior to the effective date of the original Township Zoning Ordinance.

LOT, FLAG: A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

LOT, INTERIOR: A lot other than a corner lot, the sides of which do not abut a street.



LOT, REVERSE FRONTAGE: A through lot with frontage on two streets with vehicular access restricted to only one of the streets.

LOT, THROUGH: A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

LOT AREA: The horizontal land area contained within the property lines of a lot measured in acres or square feet.

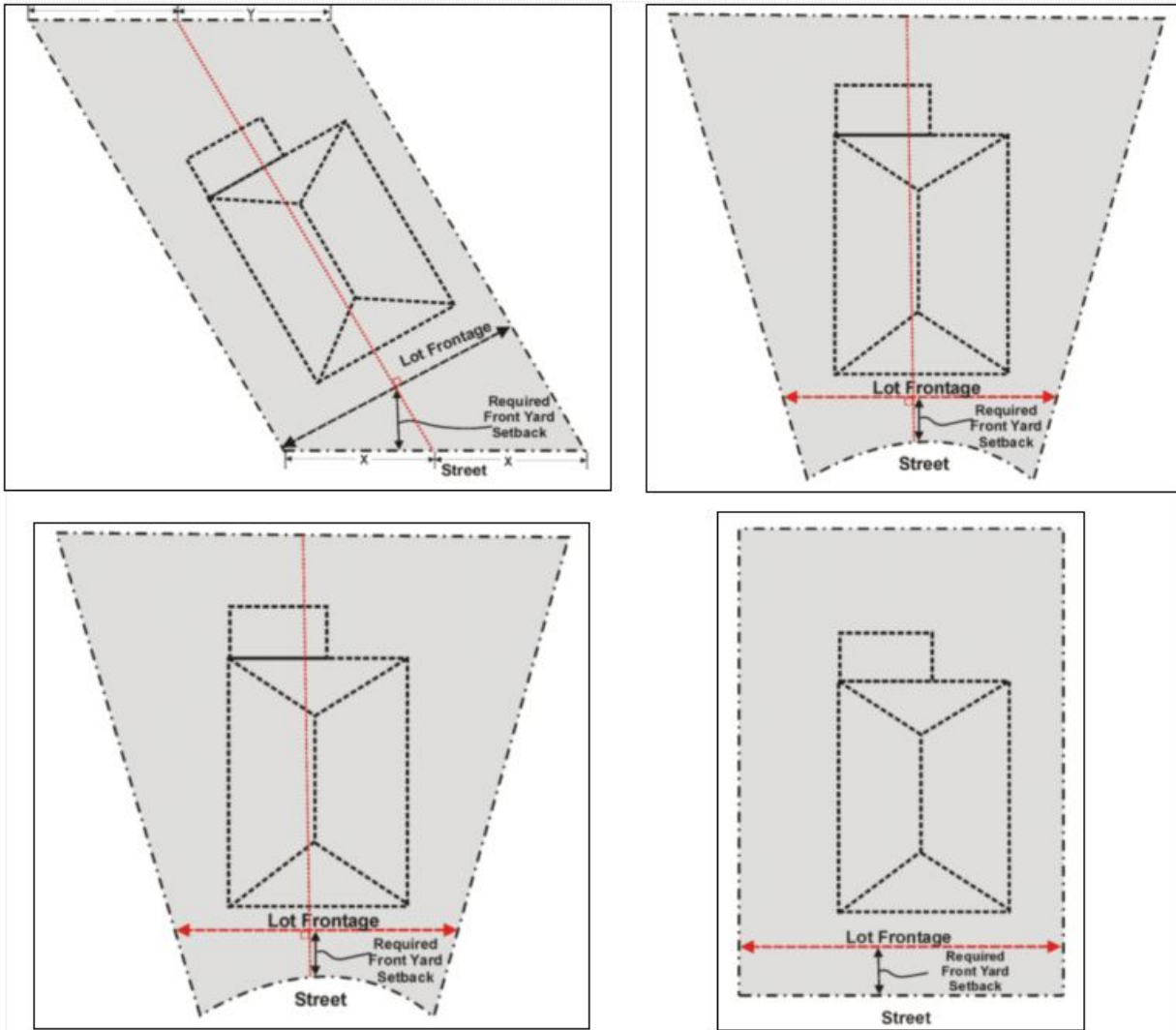
LOT AREA, REQUIRED MINIMUM: (This applies to the creation of new lots. It does not apply to the determination of lot size nonconformity; instead, the definition of *lot area* is applied.) The horizontal land area contained within the property lines of a lot expressed in acres or square feet after deducting the following areas of constrained land from the total lot area:

| CONSTRAINED LAND | | | | |
|-------------------------|--|--------------------------|-------------------|--------------------------|
| | Resource | Area of Resource (acres) | Protection Factor | Constrained Land (acres) |
| A | existing utility rights-of-way | | x 1.00 | = |
| B | that portion of lands under conservation easement that are restricted from further development | | x 1.00 | = |
| C | floodway (if not mapped by FEMA assume 50 feet each side of top-of-bank of stream) | | x 1.00 | = |
| D | floodplain area (if not mapped by FEMA area is included in floodway above) | | x 0.50 | = |
| E | wetlands as determined by a delineation | | x 0.95 | = |
| F | prohibitive steep slopes (25% or greater) | | x 0.85 | = |
| G | precautionary steep slopes (15% to less than 25%) | | x 0.25 | = |
| H | ponds, lakes and streams to the high water mark | | x 1.00 | = |
| I | CONSTRAINED LAND = SUM OF A through H = | | | |

LOT COVERAGE: That portion of the lot covered by all created improvements, including but not limited to primary buildings, decks, porches, accessory buildings, paving, patios, sidewalks, pools and other impervious areas provided that where a municipal boundary bisects a lot, the total area of the lot, regardless of the municipal boundary, shall be used for the purpose of determining compliance with the permitted lot coverage.

LOT DEPTH: The horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line. On corner lots, the lot depth shall be measured along the longest dimension of the lot.

LOT (OR STREET) FRONTAGE: The horizontal distance between side lot lines or the projection of the side lot lines, measured along a straight line drawn perpendicular to a line joining the midpoints of the front and rear lot lines at a point equivalent to the minimum front setback applying to the lot.



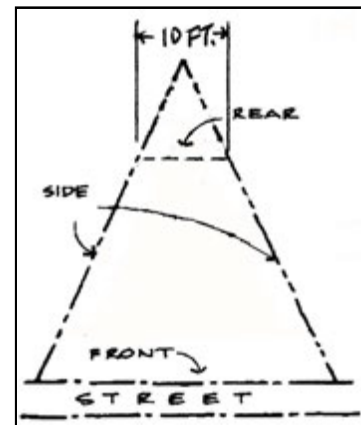
LOT LINE: A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space. See also *setback*.

LOT LINE, FRONT: The lot line(s) separating the lot from any street.

LOT LINE, REAR: The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

LOT LINE, SIDE: Any lot line other than a front or rear lot line.

LOT WIDTH: The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required or approved front setback line. In the case of a lot fronting on a cul-de-sac turnaround or curve, along a chord perpendicular to a radial line located equidistant between the side lot lines, the said chord shall



intersect the radial line at a point located at the required or approved building setback line.

MOBILE HOME LOT: A parcel of land in a mobile home park which is leased by the park owner to the occupants of the mobile home erected on the lot and which is improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MULTI-FAMILY PROJECT: Any development of a single parcel of property that includes one (1) or more buildings containing three (3) or more dwelling units. Any residential development which proposes the construction of two (2) or more two-family dwellings on one (1) parcel of property is also considered a multi-family project. Two-family dwellings in a multi-family project are considered townhouses

OPEN SPACE: An area that is intended to provide light and air, and is designed for environmental, scenic, recreational, resource protection, amenity and/or buffer purposes and which contains no development improvements which are not specifically permitted by this Ordinance or the Township Zoning Ordinance.

OPEN SPACE, COMMON: Open space that is part of a particular conservation design subdivision development tract set aside for the use and enjoyment of residents of such development.

OPEN SPACE, CONSERVATION: Open space that is part of a particular conservation design subdivision development tract set aside for the protection of sensitive natural features, farmland, forest land, scenic views and other primary and secondary conservation areas and which is permanently restricted from further development except as permitted by this Ordinance and cannot be used as a basis for density for any other development. Conservation open space may be accessible to the residents of the development and/or the Township, or it may contain areas of farmland or forest land which are not accessible to project residents or the public.

OPEN SPACE, REQUIRED PUBLIC: Open space that is dedicated or reserved for the use of the general public in accord with the requirements of §620 this Ordinance.

OWNER: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to submit an application for the development or use of land.

PUBLIC INFRASTRUCTURE AREA: A designated growth area and all or any portion of a future growth area described in a county or multi-municipal comprehensive plan where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed.

PUBLIC INFRASTRUCTURE SERVICES: Services that are provided to areas with densities of one or more units to the acre, which may include sanitary sewers and facilities for the collection and treatment of sewage, water lines and facilities for the pumping and treating of water, parks and open space, streets and sidewalks, public transportation and other services that may be appropriated within a growth area, but shall exclude fire protection and emergency medical services and any other service required to protect the health, safety and welfare of residents.

RECREATIONAL VEHICLE PARK: See *campground or recreational vehicle park*.

RECREATIONAL VEHICLE: A vehicle primarily designed and utilized as temporary living quarters for recreational, camping or travel use, whether self-propelled or mounted on, or drawn by another vehicle, and including travel trailers, recreational trailers, camping trailer, truck camper, motor homes and similar types of vehicles.

RESIDENCY (OR OCCUPANCY), LONG-TERM: Occupancy of a dwelling, generally for periods of more than one hundred and eighty (180) days, as opposed to temporary visits to bed and breakfast establishments, motels, hotels, campgrounds and recreational vehicles, and which serves as the legal address for the occupant. It also includes any dwelling or structure where children who attend school reside.

RIGHT-OF-WAY: Land reserved for use as an access, street, drainage facility or other private, public or community use.

SETBACK, REQUIRED: The required minimum open space between the principal structure(s), accessory structures, or other improvements and the nearest lot line or right-of-way as provided by this Ordinance. See also *yard*, and *lot line*.

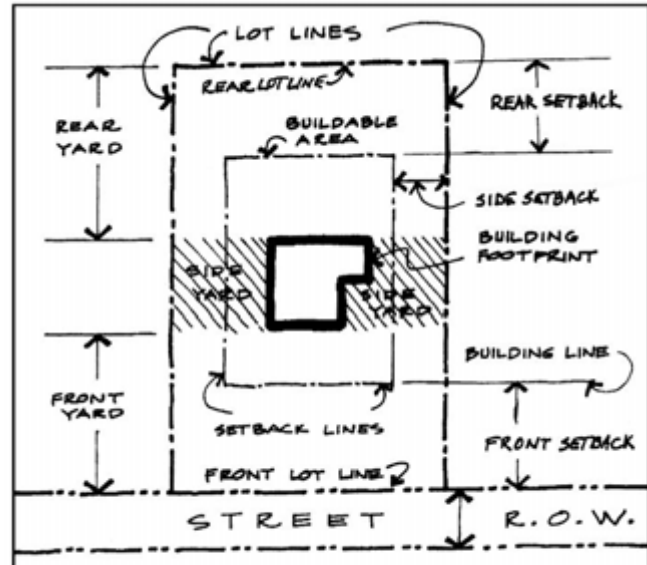
SETBACK, FRONT: The required minimum open space extending the full width of the lot between the principal structure(s), accessory structures, or other improvements and the front lot line. See also *yard* and *lot line*.

SETBACK, REAR: The required minimum open space extending the full width of the lot between the principal structure(s), accessory structures, or other improvements and the rear lot line. See also *yard* and *lot line*.

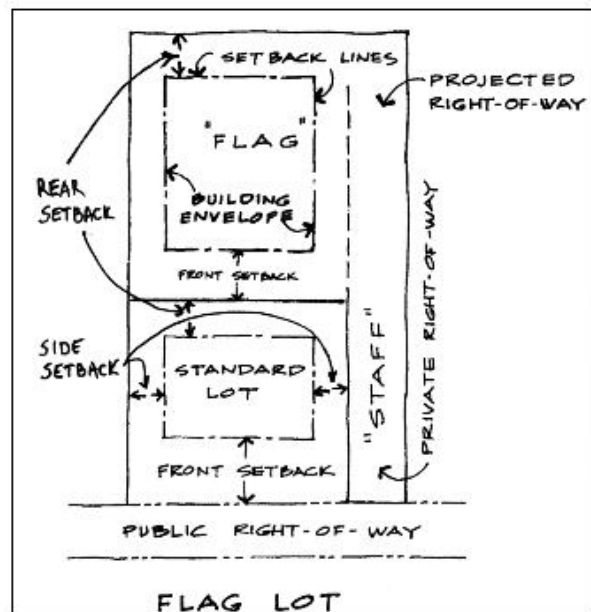
SETBACK, SIDE: The required minimum open space extending from the front setback to the rear setback between the principal structure(s), accessory structures, or other improvements and the side lot line. See also *yard* and *lot line*.

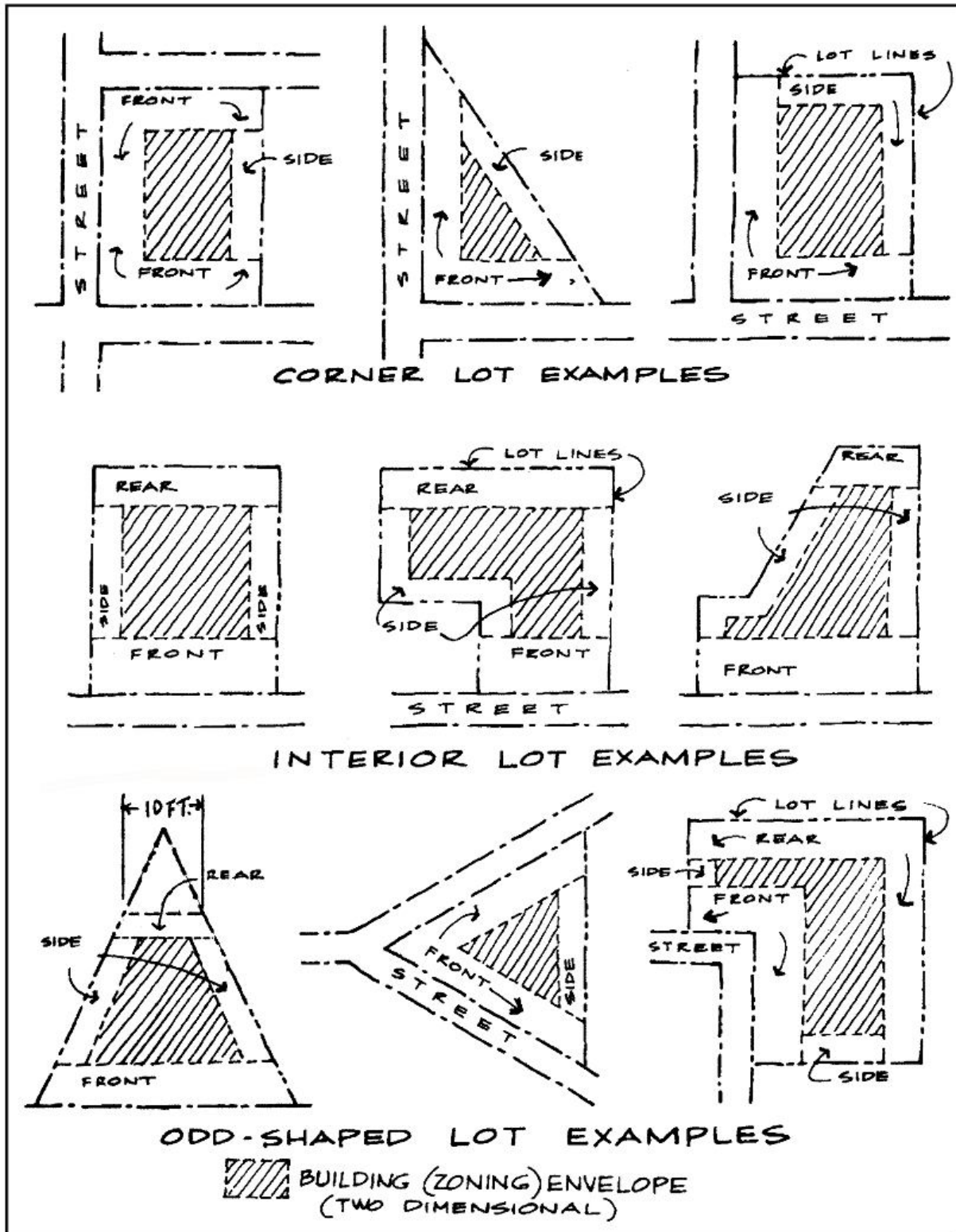
SEWAGE DISPOSAL, CENTRAL, OFF-SITE OR COMMUNITY: A sanitary sewage collection system in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal system or sewage treatment plant which may be publicly or privately owned and operated. A system designed to serve a two-family dwelling or two (2) dwelling units located on the same property or adjacent properties shall not be considered as off-site sewage.

SEWAGE DISPOSAL, ON-LOT OR ON-SITE: A single system of piping, tanks or other facilities serving only a single lot and disposing of sewage in whole or in part into the soil on that lot or as may be permitted on common open space in a conservation subdivision design development. A system designed to serve a two-family dwelling or two (2) dwelling units located on the same property or adjacent properties shall be considered on-site sewage and all development standards will apply the same for each dwelling or unit as any single family unit.



Setbacks and Associated Yards





Setbacks

SEWAGE ENFORCEMENT OFFICER (SEO): The Township official certified by the Pennsylvania Department of Environmental Protection who reviews permit applications and sewage facilities planning modules, issues permits as authorized by the Pennsylvania Sewage Facilities Act, as amended, and conducts investigations and inspections that are necessary to implement the Act and the regulations there under.

SEWAGE TREATMENT PLANT: A sanitary sewage collection and treatment system meeting the requirements of the PA DEP in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal facility or system which may be publicly or privately owned and operated, and which uses mechanical, biological and chemical processes to treat and dispose of domestic sewage in accordance with PA DEP Rules and Regulations involving an effluent discharge to surface waters or to a soil-based or other treatment system.

STEAM: A natural watercourse. See *watercourse*.

STREET: A strip of land including the entire right-of-way intended for use as a means of vehicular and pedestrian circulation.

- A. **ARTERIAL STREET:** Arterial streets are designed primarily to carry traffic and generally should not provide access to land which would interfere with their primary traffic functions. They are designated as "limited", "controlled", or "partial" access streets. Arterial streets serve an unlimited number of dwelling units and unlimited average daily traffic.
- B. **CONNECTOR STREET:** Connector streets collect traffic from minor, local access and collector streets and also provide a connection to arterial streets and expressways and between connector streets and serve an unlimited average daily traffic.
- C. **COLLECTOR STREET:** Collector streets gather traffic from minor and local access streets and they feed this traffic to connector and arterial streets and expressways. Collector streets carry heavier traffic volumes than local streets although they also provide direct access to individual uses located along them. Collector streets serve up to an ultimate five hundred (500) dwelling units or up to an ultimate average daily traffic count of four thousand (4000) vehicles.
- D. **MINOR STREET:** Minor streets provide direct access to individual uses or gather traffic from local access streets and feed this traffic to collector streets. Minor streets serve up to an ultimate one hundred fifty (150) dwelling units or up to an average daily of one thousand five hundred (1,500) vehicles.
- E. **LOCAL ACCESS STREET:** Local Access streets primarily provide direct access to individual uses. They serve to provide the connecting link between the beginning and end point of a trip and the higher categories of streets.
- F. **CUL-DE-SAC STREET:** A cul-de-sac street is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end. Cul-de-sac streets shall not normally exceed eight hundred (800) feet in length, and if the cul-de-sac is intended to service commercial properties it shall not be permitted if the reasonable anticipated traffic count is in excess of two hundred (200) vehicles daily.
- G. **MARGINAL ACCESS STREET:** Marginal access streets are minor streets parallel and adjacent to major traffic streets. They provide access to abutting properties and control of intersection with major traffic streets.

H. PRIVATE ACCESS DRIVE: A private access drive provides access to a single residential only, from an approved street where the residential lot does not have frontage on an approved street. The private access drive shall have a minimum right-of-way of twenty (20) feet. Construction and maintenance of private access drive shall be the sole responsibility of owners benefiting by the use thereof and shall never be offered or accepted by the municipality for public maintenance.

STRUCTURE: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

SUBDIVISION: The division or redivision of a lot, tract, or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBDIVISION - MAJOR: Any subdivision which does not meet the definition of *subdivision - minor*.

SUBDIVISION - MINOR: A subdivision of land under any of the following conditions:

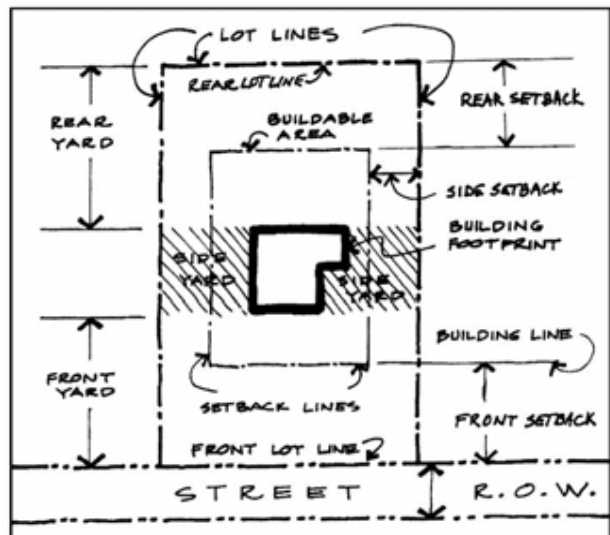
- A. A subdivision which contains no more than five (5) lots which have frontage on an existing public road or approved private street and involves no new street or extension or improvement of an existing street or any other improvements. A stormwater analysis shall be included with all minor subdivisions.
- B. A subdivision of any parcel of land to create a single lot which involves no new road or street or improvement of an existing road or street other than a private access drive as defined by this Ordinance, or any other improvements.
- C. A division of any parcel of land for the purpose of joining or annexing a lot to an adjacent existing lot, parcel or tract of land providing a covenant running with the parcel to be conveyed joins it with and makes it an inseparable part of the parcel to which it is joined.

WATER BODY: Any natural or manmade freshwater pond, lake or stream. This shall not include any pond or facility designed and constructed solely to contain storm water.

WATERCOURSE: Any channel of conveyance of surface water having a defined bed and banks, whether natural or artificial, with perennial, intermittent or seasonal flow.

WATER SUPPLY, CENTRAL, OFF-SITE OR COMMUNITY: A drinking water supply system in which drinking water is carried to individual lots or dwelling units by a system of pipes from a central source not located on any of the served lots and which may be publicly or privately owned and operated.

WETLANDS: Those areas that are inundated or saturated by surface or ground water at a frequency



Setbacks and Associated Yards

and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, and similar areas and which and defined as such by the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*.

YARD: The area between the principal structure(s) and the adjoining lot line or right-of-way. See also *setback*.

> **ITEM 4**

Add the following subsections to §301 – General:

- H. Electronic Format - All plans and documents, in addition to the required number of paper copies, shall be submitted on compact disk in electronic Portable Document File (PDF) or other electronic format approved by the Township.
- I. Recording of Plans - In accord with ' 513 of the Pennsylvania Municipalities Planning Code, the Recorder of Deeds of the County shall not accept any subdivision or land development map or plan for recording unless such map or plan officially notes the approval of the Board of Supervisors and the review of the Monroe County Planning Commission.
- J. Prior Approvals - See ' 508(4)(ii) of the Pennsylvania Municipalities Planning Code.
- K. Previously Filed Maps - In cases where a map was filed and put on record prior to June 10, 1975, the effective date of the original Township Subdivision and Land Development Ordinance (Ordinance No. 24 of 1975), or other prior regulations, and none of the improvements shown on said map have been installed or completed, said improvements shall be designed and installed in accord with this Ordinance.
- L. Official Map Determination - The Applicant shall, prior to submitting any plan, determine if any of the land proposed for subdivision or land development is subject to the Tunkhannock Township Official Map. If any of the land is subject to the Official Map, the options in Tunkhannock Township Official Map ordinance are available to the Applicant.

> **ITEM 5**

Amend the following sections to read as noted:

- 303.1.2 Number of Copies to be Submitted - All plans and documents, in addition to the required number of paper copies, shall be submitted on compact disk in electronic Portable Document File (PDF) or other electronic format approved by the Township. The submission of the Preliminary Plan shall include the following: (The Township may require the Applicant to submit additional copies of any required information.)
 - A. Three (3) completed copies of the subdivision plan application.
 - B. Ten (10) legible paper prints of the Preliminary Plan.
 - C. Four (4) copies of the required sewage planning module(s) and associated documentation.
 - D. Four (4) copies of all other required supporting data and information as required in Article IV of this Ordinance.

304.4.2 Number of Copies to be Submitted - All plans and documents, in addition to the required number of paper copies, shall be submitted on compact disk in electronic Portable Document File (PDF) or other electronic format approved by the Township. The official submission of the Final Plan shall include the following: (The Township may require the Applicant to submit additional copies of any required information.)

- A. Three (3) completed copies of the subdivision plan review application.
- B. Ten (10) legible paper prints of the Final Plan. Following recommendation for approval by the Planning Commission and when all corrections have been made to the Final Plan, seven (7) paper prints shall be submitted for final signature.
- C. Four (4) copies of all required sewage disposal approvals and/or permits from the PA DEP.
- D. Four (4) copies of the applicable highway occupancy permit.
- E. Four (4) copies of all other required supporting data and information as required in Article IV of this Ordinance.

305.1.2 Number of Copies to be Submitted - All plans and documents, in addition to the required number of paper copies, shall be submitted on compact disk in electronic Portable Document File (PDF) or other electronic format approved by the Township. The official submission of the Minor Subdivision Plan shall include the following: (The Township may require the Applicant to submit additional copies of any required information.)

- A. Three (3) completed copies of the subdivision plan application.
- B. Ten (10) legible paper prints of the Minor Subdivision Plan.
- C. Four (4) copies of the required sewage planning module(s) and associated documentation.
- D. Four (4) copies of all other required supporting data and information as required in Article IV of this Ordinance.

306.2.2 Number of Copies to be Submitted - All plans and documents, in addition to the required number of paper copies, shall be submitted on compact disk in electronic Portable Document File (PDF) or other electronic format approved by the Township. The official submission of the Land Development Plan shall include the following: (The Township may require the Applicant to submit additional copies of any required information.)

- A. Three (3) completed copies of the land development plan review application.
- B. Ten (10) legible paper prints of the Land Development Plan. Following recommendation for approval by the Planning Commission and when all corrections have been made to the Land Development Plan, seven (7) prints shall be submitted for final signature.
- C. Four (4) copies of all required sewage disposal approvals and/or permits from the PA DEP.
- D. Four (4) copies of all other required supporting data and information as required in Article IV of this Ordinance.

> **ITEM 6****Add the following subsection to §401 – Sketch Plan Overlay Sheet:**

- P. Location of all areas or features of the project parcel which are subject to the Township Official Map and the type of reservations as specified on the Official Map.

> **ITEM 7****Add the following subsection to §402.3 – Existing Resources and Site Analysis Plan:**

- N. Location of all areas or features of the project parcel which are subject to the Township Official Map and the type of reservations as specified on the Official Map.

> **ITEM 8****Add the following subsection to §402.5 – Preliminary Improvements Plan:**

- Z. Location of all areas or features of the project parcel which are subject to the Township Official Map and the type of reservations as specified on the Official Map.

> **ITEM 9****Add the following subsection to §403.3.A relating to Final Plan Information:**

17. Location of all areas or features of the project parcel which are subject to the Township Official Map and the type of reservations as specified on the Official Map.

> **ITEM 10****Add the following subsection to §404.2 – Minor Subdivision Plan Information:**

- EE. Location of all areas or features of the project parcel which are subject to the Township Official Map and the type of reservations as specified on the Official Map.

> **ITEM 11****Add the following §407:****407 Requirements for As-Built Plans**

All plans approved for construction, which include elevations, distances, material lengths, thicknesses or depths, shall be affirmed through submission of an *as-built* (or *as constructed*) plan as part of the final plan approval process. The *as-built plan* shall accurately depict the final constructed development indicating which improvements have been installed in accord with the approved plans and detailing any changes as approved by the Township.

407.1 Submission

One (1) legible paper print of the As-Built Plans and one (1) compact disk with the Plans in PDF format shall simultaneously be submitted to the Township and one (1) of each to the Township Engineer.

407.2 Format

- A. The As-Built Plans shall be generated using the approved plans (as revised through construction) with the plan/design figures struck through with a single line and the as-constructed measurement annotated immediately adjacent.
- B. All deviations from approved plan data shall be documented by field measurement by a registered land surveyor, licensed in good standing to practice surveying in the Commonwealth of Pennsylvania.

407.3 Water and Sewer

Water and sewer As-Built Plans shall be coordinated with the respective authorities.

407.4 Plan Information

The following information shall be shown on the As-Built Plans . Deviations from the approved plans shall be subject to a request from the Township Engineer for calculations sealed by the applicable Qualified Professional which document that the as-constructed condition does not violate the original intent by decreasing flow capacity or a safety standard below the criteria set by this Ordinance.

- A. Storm sewer, including revised topography for basin/BMPs (if needed), basin/BMP berm height and width, outlet structure elevations, emergency spillway elevation and length, basin/BMP volume calculations, storm pipes and inlets (including pipe size, slope, inverts, grate elevations), and location of all BMPs including snouts, bottomless inlets, depressed landscape islands, infiltration trenches, porous pavement, etc.
- B. Deviations in grade on gravity dependent improvements (e.g. ditches and pipes) to verify that the installed flow capacity meets or exceeds the design capacity.
- C. Light pole locations.
- D. Sidewalk locations.
- E. Road and traffic signs
- F. Road elevations, layout, and striping; and if intersections have been revised significantly, sight distance. Finished roadway improvements shall be measured at cross section intervals matching the design stations, and shall include information across the entire improved section from tie slope to tie slope in order to document that the design ditch, shoulder and roadway sections have been met.
- G. Parking spaces including handicapped spaces and access points.
- H. Retaining wall locations and elevations.
- I. Where permanent monuments have been set for right of way or tract boundary, the 4-decimal state plane coordinates and 2-decimal elevation of the center of the monument.
- J. Building locations with tie distances to property lines.
- K. Any improvement where setbacks from property lines to critical points (building corners, etc) have been shown on the approved plans.

- L. Utility location in association with easements (i.e., is the utility centered on the easement, etc.).
- M. Field changes not otherwise required by this Section.
- N. Cross section plots for any or all stations of the project may be required at the discretion of the Engineer.
- O. Other information as deemed necessary by the Township Engineer depending on site conditions.

> **ITEM 12**

Amend Table VI-1 to read as follows:

| TABLE VI-1 DESIGN STANDARDS FOR STREETS | | | | | |
|--|---|--|-------------|-------------|------------------------------|
| DESIGN SPECIFICATION | CONNECTOR (e) | COLLECTOR (e) | MINOR | LOCAL | PRIVATE ACCESS (f) (g) |
| Number of dwelling units served | >500 | <500 | <150 | 25 | 1 |
| Average daily traffic | >4,000 | 4,000 | 1,250 | 200 | na |
| Design speed, mph | 50 | 50 | 40 | 30 | na |
| Posted speed, mph | 45 | 45 | 35 | 25 | na |
| CROSS SECTION STANDARDS | | | | | |
| Street right-of-way width (feet) (a) | 60 | 60 | 50 | 50 | 20 |
| Additional easement width (a) | as required for drainage, slope and utility easements | | | | |
| Travelway width, feet | 24 | 24 | 22 | 20 | 12 |
| Shoulder width, each side, feet (h) | 6 | 6 | 4 | 4 | na |
| Cartway width, feet | 36 | 36 | 30 | 28 | na |
| Crown, feet/foot | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Superelevation, maximum, feet/foot | 0.08 | 0.08 | 0.08 | na | na |
| Shoulder slope, feet/foot | 0.06 (i) | 0.06 (i) | 0.06 (i) | 0.06 (i) | na |
| Clear zone width, feet | per PA DOT Design Manual, Part 2, Chapter 12 | | | | na |
| GEOMETRIC STANDARDS | | | | | |
| Grade, maximum, percent | 8 (b) (d) | 8 (b) (d) | 12 (c) (d) | 12 (c) (d) | 14 |
| Grade, minimum, percent | 1 | 1 | 1 | 1 | 1 |
| Center line radius, minimum, feet (b) | 600 | 600 | 350 | 250 | 75 |
| Stopping sight distance, minimum, feet | 475 | 475 | 305 | 200 | 100 |
| Tangent between reverse curves, minimum, feet | 100 | 100 | 50 | na | na |
| Vertical curve length, minimum, feet | 160 | 160 | 100 | 100 | na |
| Vertical curves | See §607.14 | See §607.14 | See §607.14 | See §607.14 | See §607.14 |
| Swale grade, minimum, percent | 1 | 1 | 1 | 1 | 1 |
| Notes: | | <p>a. Right-of-way width does not include slope, drainage or utility easements. Additional road width and cartway widths may be required by the Township to provide for additional construction requirements such as cuts, fills and embankment areas, or to lessen traffic congestion, to secure safety from fire, panic, or other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. Or, in cases where topography or other physical conditions make a street required width impractical, the Township may modify the above requirements.</p> <p>b. 10% for up to 500 feet in distance.</p> <p>c. 14% for up to 500 feet in distance.</p> <p>d. The maximum grades in c. and d. above may be repeated if separated by distances of five hundred (500) feet meeting the standard grade requirements for the class of road.</p> <p>e. Connector and Collector standards apply to all commercial and industrial subdivisions and land developments.</p> <p>f. See also §607.7.</p> <p>g. Curbs not permitted.</p> <p>h. If curbs are provided, shoulders shall not be provided.</p> | | | |

> **ITEM 13**

Amend Table VI-2 to read as follows:

| TABLE VI-2 | | | | | | |
|--|---|-------------------------|-----------|-------|-------|----------------------|
| Residential Subdivisions and Land Developments | | | | | | |
| TRAVELWAY CROSS SECTION | | | | | | |
| COURSE | MATERIAL | MINIMUM DEPTHS (inches) | | | | |
| | | ROAD CLASSIFICATION | | | | |
| | | Connector | Collector | Minor | Local | Private Access ** |
| Surface | 2A Coarse Aggregate | na | na | na | na | 3 |
| Bituminous Surface | Super Asphalt Mixture Design, 9.5 mm | 1.5 | 1.5 | 1.5 | 1.5 | na |
| Bituminous Base | Super Asphalt Mixture Design, 25 mm | 4.5 | 4.5 | 4.5 | 4.5 | na |
| Subbase | Subbase (No. 2A) | 2 | 2 | 2 | 2 | 2 |
| Aggregate Base | AASHTO #1 Coarse Aggregate with #10 Choke | 12 | 12 | 12 | 12 | 6 |
| SHOULDERS | | | | | | |
| 2A Coarse Aggregate | | 10 | 10 | 10 | 10 | na |
| Commercial & Industrial Subdivisions and Land Developments | | | | | | |
| TRAVELWAY, PARKING AND ACCESS CROSS SECTION | | | | | | |
| COURSE | MATERIAL* | MINIMUM DEPTHS (inches) | | | | |
| Bituminous Surface | Super Asphalt Mixture Design, 9.5 mm | 1.5 | | | | |
| Bituminous Base | Super Asphalt Mixture Design, 25 mm | 4.5 | | | | |
| Subbase | Subbase (No. 2A) | 2 | | | | |
| Aggregate Base | AASHTO #1 Coarse Aggregate with #10 Choke | 12 | | | | |
| Shoulders | 2A Coarse Aggregate | 10 | | | | |
| NOTES: | | | | | | |
| * All material shall meet PA DOT specifications, Publication 408, latest editions. | | | | | | |
| ** Not eligible for dedication. | | | | | | |

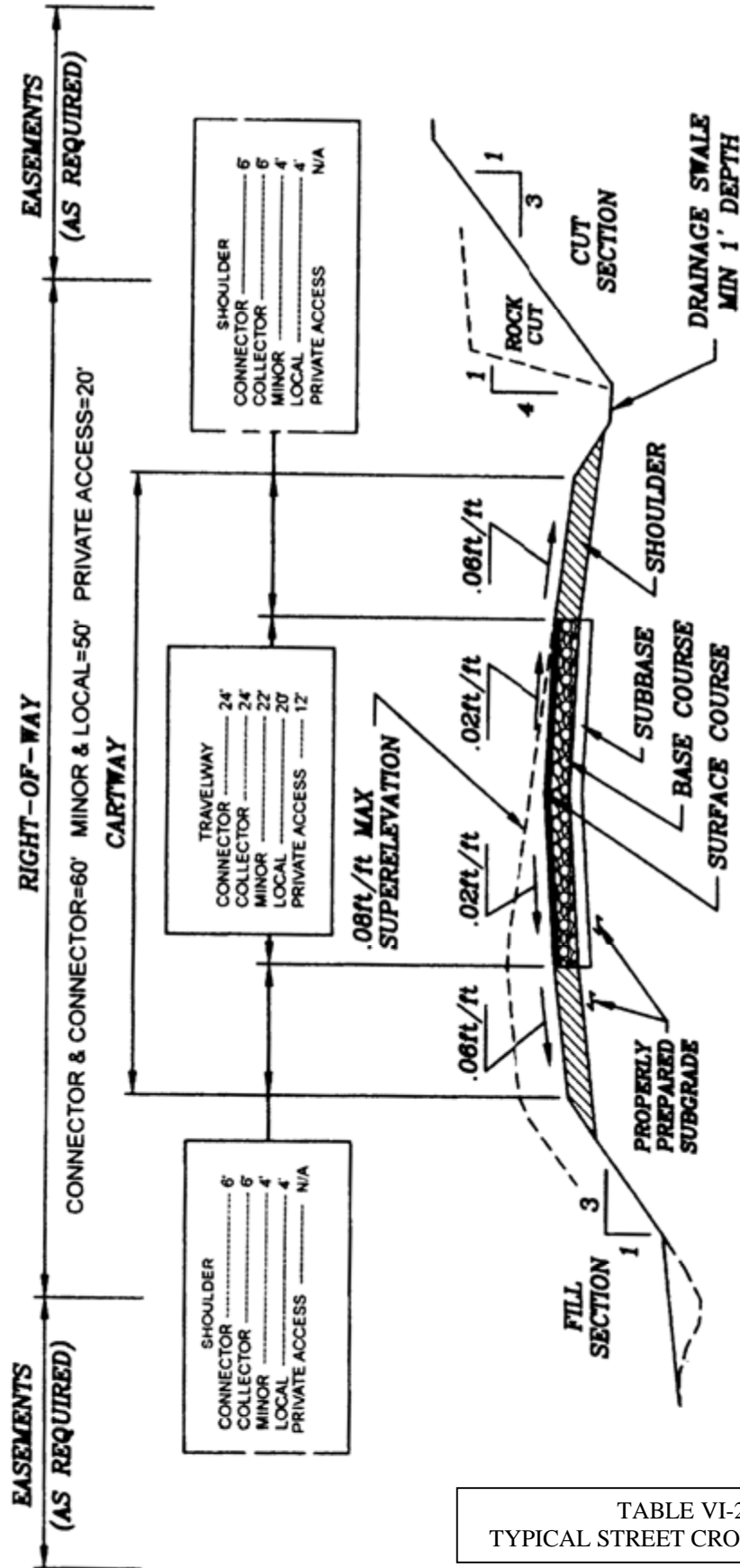


TABLE VI-2
TYPICAL STREET CROSS SECTION

> **ITEM 14**

Amend §607.24 to read as follows:

607.24 Parking On Streets

Off-street parking for all uses shall be provided in accord with §612 and, streets shall not be designed to accommodate on-street parking except in accord with §607.20.F.

> **ITEM 15**

Amend §607.27 to read as follows:

607.27 Street Parking Area and Building Lighting

Streetlights may be required when considered necessary by the Supervisors and shall be of such design and spacing as required by the Supervisors in accordance with current Township specifications. A lighting plan shall be provided by the Developer for all subdivisions and land developments, and shall include details for lighting of streets, parking areas and buildings. All lighting shall comply with §621.

> **ITEM 16**

Add the following as §612:

612 Off-Street Parking and Loading

Off-street parking and loading areas shall be required in accord with this §612

612.1 Availability and Use of Facilities

- A. Availability - The facilities required herein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term *parking space* includes either covered garage space or uncovered parking lot space located off the public right-of-way.
- B. Location of Parking - Required off-street parking spaces shall be on the same lot with the principal use served, except as approved in §612.11 or §612.12.
- C. Continuing Obligation of Parking and Loading Spaces - All required numbers of parking spaces and off-street loading spaces shall be available as long as the use or building which the spaces serve still exists, and such spaces shall not be reduced in number below the minimum required by this Ordinance.
- D. Non-Parking Use - Required off-street parking, loading, and unloading facilities and access ways shall not be used for any other purpose, including, but not limited to, sales, display or storage areas, or the parking of any vehicles for which the area was not approved (e.g., parking of tractor trailers in required passenger vehicle areas).
- E. Existing Parking - Any parking spaces serving such pre-existing structures or uses at the time of the adoption of this Ordinance shall not in the future be reduced in number below the number required by this Ordinance. If a new principal nonresidential building is constructed on a lot, then any existing parking on such lot that serves such building shall be reconfigured to comply with this Ordinance, including, but not limited to, required parking and areas reserved for additional parking if needed, requirements for channelization of traffic from

adjacent streets, channelization of traffic within the lot, minimum aisle widths, paving and landscaping.

- F. Garages and Carports - Garages and carports not in the public right-of-way may be considered parking spaces.

612.2 Site Plan; Design

- A. Site Plan - The project application shall include a site plan that shows the parking, loading and unloading area, and access design.
- B. General - Parking spaces, loading and unloading areas, and access ways shall be laid out to result in safe and orderly use and to fully address all of the following: vehicular access onto and off the site, vehicular movement within the site, pedestrian patterns and any drive-through facilities. No parking area shall cause a safety hazard or impediment to traffic on or off the lot.
- C. Pedestrian Access and Circulation - The parking and access plan shall include details of pedestrian access to the site and pedestrian circulation within the site. The intent shall be to facilitate pedestrian access and provide safe and convenient circulation from parking areas to the structure or use.
- D. Design - Off-street parking areas, load and unloading areas, access ways, fire lanes, traffic flow signs, pavement markings, and other necessary facilities shall be designed and provided in accord with the most current Urban Land Institute or Institute of Transportation Engineers methodology, or other generally accepted methodology approved by the Township. Notwithstanding the above, all parking spaces and the overall design shall be ample in size for the vehicles for which use is intended.

612.3 Lighting

In addition to the other applicable standards in this Ordinance, all lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away from adjoining premises and public right-of-ways.

612.4 Public Rights-of-Way

Parking, loading and unloading of vehicles shall not be permitted on public right-of-ways, except in designated areas and in accord with municipal parking regulations. No parking area shall be designed which requires or encourages parked vehicles to be backed into a public street.

612.5 Parking Between Principal Structure and Road

No parking area or loading area shall be permitted anywhere between the public road right-of-way and the principal structure for any new nonresidential principal structure.

612.6 Number of Spaces To Be Provided

The number of parking spaces required by this §612.6 shall be considered the minimum and maximum requirements unless modified in accord with this §612.6.

A. Parking Required for Nonresidential Uses

1. Parking Generation Manual

- a. Parking Demand Table - Off-street parking spaces shall be provided and maintained in accord with the Parking Demand Table included as Appendix C of this Ordinance. The Parking Demand Table may be updated by resolution of the Board of Supervisors to include more current data.
 - b. Most Similar Use - The parking provided for the proposed use shall be based on the most similar use and unit of calculation listed in the Parking Demand Table as determined by the Township.
2. Land Uses WITH 85th Percentile Data Listed in the Parking Demand Table
 - a. Constructed - The number of paved parking spaces constructed shall conform to the Average Peak Period Demand as noted in the Parking Demand Table.
 - b. Reserved - Space shall be reserved to allow for expansion to the 85th Percentile, as listed in the Parking Demand Table, unless a reduction is approved in accord with §612.6.D.
 3. Land Uses WITHOUT 85th Percentile Data Listed in the Parking Demand Table
 - a. Constructed - The number of paved parking spaces constructed shall be 85 percent of the Average Peak Period Demand or Peak, whichever is reported in the Parking Demand Table.
 - b. Reserved - Space shall be reserved to allow for expansion to the full Average Peak Period Demand or Peak, whichever is reported in the Parking Demand Table, unless a reduction is approved in accord with §612.6.D.
- B. Parking Required for Residential Uses - Two off-street parking spaces shall be provided and maintained for each residential dwelling unit except as follows:
1. Single-Family Dwellings – three (3) per dwelling unit.
 2. Two-Family Dwellings and Multi-Family Dwellings – two (2) per dwelling unit.
 3. Multi-Family Senior Citizen Housing – one (1) per dwelling unit.
 4. Continuing Care Retirement Community - one (1) per dwelling unit.
 5. Assisted Living Facilities – one-half (0.5) per dwelling unit.
- C. Township Required Reduction - If the Board of Supervisors determines that the number of parking spaces required by this §612 is not necessarily required to meet the immediate needs of the proposed use, the Township may require the number of spaces provided to be reduced by a maximum of twenty-five (25) percent based on the Average Peak Period Demand or Peak, whichever is reported for the use in the Parking Demand Table. The developer shall dedicate sufficient and suitable area to future parking to meet the normal standards in this §612.
- D. Applicant Proposed Reduction/Increase - The required number of parking spaces may be reduced or increased subject to approval by the Board of Supervisors. The applicant shall provide evidence justifying the proposed reduction or increase of spaces, such as studies of

similar developments during peak hours. The applicant shall also provide relevant data, such as number of employees and peak expected number of customers/visitors. Any conditional use approval to permit such decrease or increase shall be subject to the following:

1. Ordinance and Plan Consistency - The project design and parking space decrease shall be consistent with the purposes contained in this Ordinance and the goals and objectives of the Township Comprehensive Plan.
 2. Quality of Design - The applicant shall demonstrate to the Board of Supervisors that the proposed decrease will result in an adequate number of parking spaces or the increase will not produce an excess number of spaces for the use based on a specific study of the parking demands for the proposed use or empirical data reported by a generally accepted source such as the Institute of Transportation Engineers, the Urban Land Institute, the American Planning Association, or similar entity.
 3. Local Conditions - In making its determination the Board of Supervisors shall also consider, among others, the demographics and character of the neighborhood, demographics of targeted customers and employees, availability of mass transit, existing on-street parking conditions, and any employer instituted transportation demand management programs.
 4. Burden; Conditions - If the Board of Supervisors, in its sole discretion, determines that the applicant has met the burden of proof, it may grant a conditional use for the decrease or increase. The Board of Supervisors may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance, including, but not limited to, reserving parking.
- E. Form of Reservation - Each parking reservation shall be in a form acceptable to the Township Solicitor that legally binds current and future owners of the land to keep the reserved parking area in open space and, if the Township determines it is necessary, to provide the additional parking in the time and manner as stipulated in the reservation document. Proof of recording of the agreement shall also be provided to the Township before the issuance of a zoning permit for the project.
- F. Reserved Parking Disturbance and Stormwater - The reserve parking areas shall remain undisturbed or shall be landscaped, but shall be included in the calculations of lot coverage area and for stormwater management. The stormwater facilities shall be constructed in accord with the approved sequencing design as parking areas are constructed.
- G. Multiple Uses - (See also §612.12.) For projects involving more than one use and/or structure the total number of parking spaces required shall be determined by summing the number of spaces for each individual use.
- H. Handicapped Parking - Parking for the handicapped shall be provided in accord with the Americans With Disabilities Act and shall count as part of the spaces required for the use by this §612.

612.7 Loading and Unloading Areas

- A. Type and Size - In addition to the required off-street parking spaces all uses shall provide adequate off-street areas for loading and unloading of vehicles where necessary. The applicant shall provide details on the type and frequency of vehicles operating in connection

with the proposed use to justify any necessary loading and unloading areas. Each required space shall meet the following dimensions:

| Largest Type of Truck Service | Minimum Width (feet) | Minimum Length (feet) |
|--|----------------------|----------------------------|
| Tractor trailer | 12 | 50 with 14 ft clear height |
| Trucks other than tractor trailers, pick-ups or vans | 10 | 25 |
| Pick-up truck or van | 9 | 18 |

- B. Interior Travelways - The applicant shall demonstrate that travelways within the property are adequate to safely and efficiently serve vehicles which are reasonably expected to visit the property. Turning radius templates developed by the American Association of State Highway Transportation Officials (AASHTO) shall serve as the design standard.

612.8 Access To Off-Street Parking and Loading Areas

There shall be adequate provisions for ingress and egress to all parking and loading spaces designed for use by employees, customers, delivery services, sales people and/or the general public. Access to and from all off-street parking, loading and vehicle service areas along public rights-of-way shall consist of well-defined separate or common entrances and exits and shall comply with the following provisions:

- A. Width - Unless otherwise required by Penn DOT for access to a state road, the width of the driveway/access way onto a public street at the right-of-way shall be as follows:

| WIDTH* | 1-Way Use | 2-Way Use |
|----------------------------------|-----------|-----------|
| Minimum | 12 feet | 20 feet |
| Maximum | 35 feet | 50 feet |
| *exclusive of the turning radius | | |

- B. Controlled Access - Each entrance and exit shall be clearly defined with curbing, fencing, landscaping or vegetative screening so as to prevent access to the area from other than the defined entrance and exit.
- C. Highway Occupancy Permit - All new uses shall be required to obtain a highway occupancy permit from the Township or PA DOT, as the case may be. In the case of a change in use or the expansion of an existing use, the Township shall require the applicant to obtain a highway occupancy permit or a revised highway occupancy permit. Where a use accesses the public right-of-way via a private road, the highway occupancy permit requirement and criteria shall be applied at the public right-of-way intersection.

612.9 Parking and Loading Area Setbacks

- A. Roads and Property Lines - All parking and loading areas (not including parking decks) and parallel circulation and service lanes serving any commercial, industrial, institutional or multi-family use shall be separated from any public road right-of-way or adjoining property lines by a landscaped buffer area not less than twenty (20) feet in width unless adjoining uses share parking in accord with §612.12.

1. Measurement - The width of the buffer shall be measured from property lines and from the curb line or from the legal right-of-way line after development if no curbs will be provided.
 2. Uses Prohibited - The buffer area shall be maintained in natural vegetative ground cover and shall not include:
 - a. Paving except for approved driveway/access way crossings
 - b. Fences unless integral to landscaping
 - c. Parking, storage or display of vehicles
 - d. Items for sale or rent
 3. Uses Permitted - The buffer area may include the following:
 - a. Permitted freestanding signs
 - b. Pervious storm water facilities
 - c. Approved driveway/access way crossings
 4. Sidewalks - Sidewalks, existing or proposed, may be included in the buffer area.
- B. Buildings - Parking spaces serving principal nonresidential buildings and multi-family dwellings shall be located a minimum of ten (10) feet from any building wall, unless a larger distance is required by another Ordinance provision. This distance does not apply at vehicle entrances into or under a building.

612.10 Grading and Drainage; Paving

- A. Parking and loading facilities, including driveways, shall be graded and adequately drained to prevent erosion or excessive water flow across streets or adjoining properties.
- B. Except for landscaped areas, all portions of required parking, loading facilities and access ways shall be surfaced with asphalt, concrete, paving block or porous pavement or pavers.
- C. The Board of Supervisors may, as a conditional use, allow parking areas with low or seasonal usage to be maintained in stone, grass or other suitable surfaces. For example, the Board of Supervisors may allow parking spaces to be grass, while major aisles are covered by stone.

612.11 Off-Lot Parking

Required parking may be provided on a different lot than on the lot on which the principal use is located, provided the parking is not more than four hundred (400) feet from the principal use lot. Off-lot parking areas shall be permitted only in a district where the principal use is permitted. Both parcels shall be under the same control, either by deed or long-term lease, as the property occupied by such principal use, and the owner shall be bound by covenants of record filed in the office of the County Recorder of Deeds requiring the owner and his or her heirs and assigns to maintain the required number of off-street parking spaces during the existence of said principal use.

612.12 Joint Use Parking

In the case of multiple use on the same premises or where more than one (1) principal uses share a common property line, shared parking facilities may be approved by the Zoning Officer.

- A. Documentation - The applicant shall provide information to establish that the shared spaces will be used at different times of the day, week, month, and/or year.
- B. Reduction - Parking provided may be credited to both uses based on the extent that the uses operate at different times. However, the required parking shall not be reduced by more than fifty (50) percent of the combined parking required for each use. (Example: If a church parking lot is generally occupied only to ten (10) percent of capacity on days other than a Sunday, another development not operating on a Sunday could make use of the unused church lot spaces on weekdays.)
- C. Agreement - Joint use parking shall be secured in a form acceptable to the Township Solicitor that legally binds current and future owners of the land to maintain the parking. An attested copy of the agreement between the owners of record shall be provided to the Township. Proof of recording of the agreement shall also be provided to the Township before the issuance of a zoning permit for the project.
- D. Common Property Line - The joint-use parking area may span a common property line thereby eliminating the setback required in §612.9.

612.13 Shopping Carts

Establishments furnishing carts or mobile baskets shall provide definite areas on the site for the storage of the said carts. Storage areas shall be clearly marked and designed for the storage of shopping carts and/or mobile baskets. Establishments furnishing carts or mobile baskets shall provide definite areas on the site for the storage of the said carts. Storage areas shall be clearly marked and designed for the storage of shopping carts and/or mobile baskets.

612.14 Snow Removal

All plans for proposed parking areas of fifty (50) or more spaces shall include details for adequate snow removal.

> ITEM 17

Add the following as §621:

621 Lighting and Glare

Lighting shall be controlled in both height and intensity to maintain community character; and lighting design should be an inherent part of the project design. The applicant shall provide the specifications of the proposed lighting and its arrangement on the site; and all required lighting shall be considered improvements.

621.1 Purpose - To set standards for outdoor lighting to:

- A. Provide for and control lighting in outdoor places where public health, safety and welfare are potential concerns;
- B. Protect drivers and pedestrians from the glare of non-vehicular light sources;
- C. Protect neighbors, the environment and the night sky from nuisance glare and light trespass from improperly selected, placed, aimed, applied, maintained or shielded light sources; and
- D. Promote energy efficient lighting design and operation.

621.2 Applicability

- A. This §621 shall apply to all uses within the Township where there is exterior lighting that is viewed from outside, including, but not limited to, residential, commercial, industrial, public and private recreational/sports and institutional uses, and sign, billboard, architectural and landscape lighting.
- B. Exemptions - The following lighting applications are exempt from the requirements of this §621:
 1. Lighting within public right-of-way or easement for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement.
 2. Lighting for public monuments and statuary.
 3. Underwater lighting in swimming pools and other water features.
 4. Low voltage landscape lighting.
 5. Individual porch lights of a dwelling.
 6. Repairs to existing luminaires not exceeding twenty-five (25) percent of the number of total installed luminaires.
 7. Temporary lighting for theatrical, television, performance areas and construction sites.
 8. Temporary lighting and seasonal decorative lighting provided that individual lamps are less than 10 watts and 70 lumens.
 9. Emergency lighting, as may be required by any public agency while engaged in the performance of their duties, or for illumination of the path of egress during an emergency.

621.3 Standards

- A. Illumination Levels - Lighting shall have illuminances, uniformities and glare control in accord with the recommended practices of the Illuminating Engineering Society of North America (IESNA).
- B. Luminaire Design
 1. Horizontal Surfaces
 - a. For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, cul-de-sacs, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, luminaires shall be aimed straight down and shall meet IESNA full-cutoff criteria.

- b. Luminaires with an aggregate rated lamp output not exceeding five hundred (500) lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this paragraph. In the case of decorative street lighting, luminaires that are fully shielded or comply with IESNA cutoff criteria may be used.

2. Non-horizontal Surfaces

- a. For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, when their use is specifically permitted by the Township, luminaires shall be shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway.
- b. Luminaires with an aggregate rated lamp output not exceeding five hundred (500) lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this paragraph.

C. Control of Glare

1. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.
2. Directional luminaires such as floodlights and spotlights shall be so shielded, installed and aimed that they do not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway or pedestrian way. Floodlights installed above grade on residential properties, except when motion-sensor actuated, shall not be aimed out more than forty-five (45) degrees from straight down. When a floodlight creates glare as viewed from an adjacent residential property, the floodlight shall be required to be re-aimed and/or fitted with a shielding device to block the view of the glare source from that property.
3. Barn lights, aka dusk-to-dawn lights, when a source of glare as viewed from an adjacent property, shall not be permitted unless effectively shielded as viewed from that property.
4. The use of floodlights and wall-mounted luminaires (wall packs) shall not be permitted to illuminate any parking areas in all Districts.
5. Parking facility and vehicular and pedestrian-way lighting (except for safety and security applications and all-night business operations), for commercial, industrial and institutional uses shall be automatically extinguished no later than one hour after the close of business or facility operation. When safety or security lighting is proposed for after-hours illumination, it shall not be in excess of twenty-five (25) percent of the number of luminaires or illumination level required or permitted for illumination during regular business hours. When it can be demonstrated to the satisfaction of the Township that an elevated security risk exists, e.g., a history of relevant crime, an appropriate increase above the twenty-five (25) percent limit may be permitted.

6. Luminaires shall be automatically controlled through the use of a programmable controller with battery power-outage reset, which accommodates daily and weekly variations in operating hours, annual time changes and seasonal variations in hours of darkness. The use of photocells is permitted when in combination with the programmable controller to turn luminaires on at dusk and also for all-night safety/security dusk-to-dawn luminaire operation when such lighting is specifically approved by the Township in accord with §621.3.C.5. The use of motion detectors is permitted.
7. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle and luminaire placement.
8. Light Spillover
 - a. Residential - The illumination projected from any use onto a residential use or permanent open space shall at no time exceed one-tenth (0.1) initial footcandle, measured line-of-sight at any time and from any point on the receiving residential property. This shall not include glare from digital or other illuminated signs.
 - b. Non-residential - The illumination projected from any property onto a non-residential use shall at no time exceed one (1.0) initial footcandle, measured line-of-sight from any point on the receiving property.
9. Height - Except as permitted for certain recreational lighting and permitted elsewhere in this paragraph, luminaires shall not be mounted in excess of twenty (20) feet above finished grade (AFG) of the surface being illuminated. Luminaires not meeting full-cutoff criteria, when their use is specifically permitted by the Township, shall not be mounted in excess of 16 feet AFG. Mounting height shall be defined as the distance from the finished grade of the surface being illuminated to the optical center of the luminaire. Where proposed parking lots consist of 100 or more contiguous spaces, the Township may, at its discretion, based partially on mitigation of potential off-site impacts, permit a luminaire mounting height not to exceed 25 feet AFG. For maximum mounting height of recreational lighting see §621.4.
10. The United States and the state flag may be illuminated from dusk to dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed seven thousand (7,000) aggregate lamp lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.
11. Under-canopy lighting for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore drive-ups, shall be accomplished using flat-lens full-cutoff luminaires aimed straight down and shielded in such a manner that the lowest opaque edge of the luminaire shall be below the light source and its light-directing surfaces, at all lateral angles around the luminaire. The average illumination intensity in the area directly below the canopy shall not exceed twenty (20) maintained footcandles and the maximum density shall not exceed 30 initial footcandles.
12. Soft lighting around building exteriors shall not exceed fifteen (15) initial footcandles.

13. The use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications towers is prohibited during hours of darkness except as required by the Federal Aviation Administration.

D. Installation

1. Electrical feeds for lighting standards shall be run underground, not overhead, and shall be in accord with the National Electric Code (NEC) Handbook.
2. Poles supporting luminaires for the illumination of parking areas and located within the parking area or directly behind parking spaces, or where they could be hit by snow plows or wide-swinging vehicles, shall be protected by being placed a minimum of five (5) feet outside paved area or tire stops, or placed on concrete pedestals at least 30 inches high above the pavement, shielded by steel bollards or protected by other effective means.
3. Pole mounted luminaires for lighting horizontal surfaces shall be aimed straight down and poles shall be plumb.
4. Poles and brackets for supporting luminaires shall be those specifically manufactured for that purpose and shall be designed and rated for the luminaire and mounting accessory weights and wind loads involved.
5. Pole foundations shall be designed consistent with manufacturer's wind load requirements and local soil conditions involved.

- E. Maintenance - Luminaires and ancillary equipment shall be maintained so as to meet the requirements of this Ordinance.

621.4 Recreational Uses

The nighttime illumination of outdoor recreational facilities for such sports as baseball, basketball, soccer, tennis, track and field, and football typically necessitate higher than normally permitted luminaire mounting heights and aiming angles, utilize very high-wattage lamps and potentially produce unacceptable levels of light trespass and glare when located near residential or open space properties. When recreational uses are specifically permitted by the Township for operation during hours of darkness, the following requirements shall apply:

- A. A visual impact analysis shall be required in accord with §621.4.D for race tracks and such recreational venues as golf driving ranges and trap-shooting facilities that necessitate the horizontal or near horizontal aiming of luminaires and projection of illumination.
- B. Sporting events shall be timed to end at such time that all lighting in the sports facility, other than lighting for safe exit of patrons, shall be extinguished by 10:00 p.m. except in the occurrence of extra innings, overtimes or make-up games.
- C. Maximum mounting heights for recreational lighting shall be in accordance with the following:

| Activity | Maximum Height (feet) |
|------------|-----------------------|
| Basketball | 20 |
| Football | 70 |

| | |
|--|----|
| Soccer | 70 |
| Lacrosse | 70 |
| Baseball and softball | |
| -200-foot radius | 60 |
| -300-foot radius | 70 |
| Miniature golf (driving ranges: see §621.4.A) | 20 |
| Swimming pool aprons | 20 |
| Tennis | 20 |
| Track | 20 |
| All unlisted activities | 20 |

D. Visual Impact Plan -To assist the Township in determining whether the potential impacts of proposed lighting have been suitably managed, applications for illuminating recreational facilities shall be accompanied not only with the information required by §621.5, but also by a Visual Impact Plan that contains the following:

1. Plan views containing a layout of the recreational facility and showing pole locations and the location of residences on adjoining properties.
2. Elevations containing pole and luminaire mounting heights, horizontal and vertical aiming angles and luminaire arrays for each pole location.
3. Elevations containing initial vertical illuminance plots at the boundary of the site, taken at a height of 5-foot line-of-sight.
4. Elevations containing initial vertical illuminance plots on the windowed facades of all residences facing and adjacent to the recreational facility. Such plots shall demonstrate compliance with the light trespass and glare control requirements of §621.3.C.
5. Proposed frequency of use of the facility during hours of darkness on a month-by-month basis and proposed time when the sports lighting will be extinguished.
6. A narrative describing the measures proposed to achieve minimum off-site disturbance.

621.5 Plan Submission - Lighting plans shall be submitted for Township review and approval for subdivision and land development applications. The submitted information shall include the following:

- A. A plan or plans of the site, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), existing and proposed trees, and adjacent uses that might be adversely impacted by the lighting. The lighting plan shall contain a layout of all proposed and existing luminaires, including but not limited to area, architectural, building entrance, canopy, soffit, landscape, flags and signs, by location, orientation, aiming direction, mounting height, lamp, photometry and type.
- B. A 10'x10' illuminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrates compliance with the light trespass, illuminance and uniformity requirements as set forth in this Ordinance. When the scale of the plan, as judged by the Township, makes a 10'x10' grid plot illegible, a more legible grid spacing may be permitted.

- C. Light-loss factors, IES candela test-filename, initial lamp-lumen ratings and specific lamp manufacturer's lamp ordering nomenclature, used in calculating the plotted illuminance levels.
- D. Description of the proposed equipment, including luminaire catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole foundation details, pole protection means and mounting methods.
- E. Landscaping plans shall contain luminaire locations, demonstrating that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
- F. When requested by the Township, the applicant shall also submit a Visual Impact Plan in accord with §621.4.D.
- G. Plan Notes - The following notes shall appear on the Lighting Plan:
 - 1. Post-approval alterations to lighting plans or intended substitutions for specified lighting equipment on the approved plan shall be submitted to the Township for review and approval prior to installation. Requests for substitutions shall be accompanied by catalog cuts of the proposed equipment that demonstrate the proposed substitution is equal to or exceeds the optical quality and maintainability of the specified luminaires; and shall be accompanied by a lighting plan, including a point-by-point plot, which demonstrates that proposed substitutions will result in a lighting design that equals or exceeds the quality of the approved plan.
 - 2. The Township reserves the right to conduct post-installation inspections to verify compliance with Ordinance requirements and approved Lighting Plan commitments, and if deemed appropriate by the Township, to require remedial action at no expense to the Township.
 - 3. All exterior lighting, including building-mounted lighting, shall meet IESNA full-cutoff criteria unless otherwise specifically approved by the Township.
 - 4. Installer shall notify Township to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

621.6 Violations; Safety Hazards

- A. When the Zoning Officer determines that a lighting installation violates any provision of this Ordinance or creates a safety hazard, an enforcement proceeding shall be initiated in accord with §1216.3 of the Zoning Ordinance.
- B. If appropriate corrective action has not been effected within fifteen (15) days of notification, the Township may take appropriate legal action.

621.7 Definitions

Words and phrases used in this §621.7 shall have the meanings set forth in this §621.7. Words and phrases not defined in this §621.7 but defined in Article III shall be given the meanings set forth in said Article. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

ARCHITECTURAL LIGHTING - Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

FOOTCANDLE - The amount of illumination the inside surface of a one-foot radius sphere would receive if there were a uniform point source of one candela in the exact center of the sphere. The footcandle is equal to one lumen per square foot, and is measurable with an illuminance meter (light meter).

FULL CUTOFF - Attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire and no more than 10% of the lamp's intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the luminaire. A full-cutoff luminaire, by definition, also is fully shielded.

FULLY SHIELDED - A luminaire with opaque top and sides, capable of emitting light only in the lower photometric hemisphere as installed.

GLARE - Light entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or loss in visual performance and visibility.

LAMP - A generic term for a source of optical radiation, often called a "bulb" or "tube."

LED-Light Emitting Diode.

LIGHT FIXTURE. The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), not included the support assembly (pole or mounting bracket).

LIGHTING SYSTEM - On a site, all exterior electric lighting and controls.

LIGHT TRESPASS - Light emitted by a luminaire or installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.

LUMEN - As used in the context of this Ordinance, the light-output rating of a lamp (light bulb).

LUMINAIRE - The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) when applicable, together with the parts designed to distribute the light (reflector lens, diffuser) to position and protect the lamps, and to connect the lamps to the power supply.

LUMINAIRE, SHIELDED DIRECTIONAL - A fully shielded luminaire with an adjustable mounting device allowing aiming in a direction other than straight downward.

> **ITEM 18**

In Table VI-4 – Schedule of Required Improvements, add a row for lighting to read as follows:

| TABLE VI-4 | | | | | | |
|--|--|--------------|-------------------|--------------|------------|------------|
| SCHEDULE OF REQUIRED IMPROVEMENTS | | | | | | |
| Minimum Improvements Required by Type of Subdivision or Land Development | | | | | | |
| Type of Improvements | Residential Single-Family & Two-family | Multi-Family | Mobile Home Parks | Camp Grounds | Commercial | Industrial |
| Lighting | c | c | c | c | c | c |

> **ITEM 19**

Amend §901 to read as follows:

901 Commercial and Industrial Subdivisions and Land Developments

All commercial and industrial subdivisions and land developments shall comply with the applicable requirements of this Ordinance unless otherwise specified in this Article, and all commercial and industrial subdivisions shall be considered major subdivisions.

> **ITEM 20**

Amend §905 to read as follows:

905 Streets/Roads, Parking and Loading Areas, and Access Areas

Streets and roads in commercial and industrial developments shall comply with the requirements of §607 and shall be constructed to collector street standards as required in Table VI- I and Table VI-2. All parking and loading and access areas shall be constructed in accord with the requirements of Table VI-2.

> **ITEM 21**

Replace the contents of Appendix C – Lighting Standards with the following:

**APPENDIX C
PARKING STANDARDS**

| PARKING DEMAND (04.11) | | | | | | | |
|-------------------------------|---|---------------------------|---------------|------|-----|-----------------------|--|
| | Source: <u>Parking Generation, 4th Edition, ITE</u> | | | | | | |
| | NOTES: | | | | | | |
| | Average & 85th Percentile - where ITE provides data for a weekday, a Saturday, etc., the highest value is shown. | | | | | | |
| | 85th Percentile - not provided in certain cases with a very limited number of studies; highest value of cited studies is shown. | | | | | | |
| | Peak - provided in certain cases with a very limited number of studies; highest value of cited studies is shown. | | | | | | |
| | | PEAK PERIOD DEMAND | | | | | |
| | | Average | 85 Percentile | PEAK | | | |
| 000 | Port and Terminal | | | | | | |
| 021 | Commercial Airport | 0.84 | 1.48 | | per | daily enplanement | |
| 093 | Light Rail Transit Station with Parking | 136.00 | 212 | | per | 1,000 daily boardings | |
| 100 | Industrial | | | | | | |
| 110 | General Light Industrial | 0.75 | 1.13 | | per | 1,000 sq. ft. GFA | |
| 110 | General Light Industrial | 0.64 | 0.81 | | per | employee | |
| 130 | Industrial Park | 0.62 | 1.85 | | per | 1,000 sq. ft. GFA | |
| 130 | Industrial Park | 0.89 | 0.98 | | per | employee | |
| 140 | Manufacturing | 1.02 | 1.18 | | per | 1,000 sq. ft. GFA | |
| 140 | Manufacturing | 0.97 | 1.14 | | per | employee | |
| 150 | Warehousing | 0.51 | 0.81 | | per | 1,000 sq. ft. GFA | |
| 150 | Warehousing | 0.78 | 1.01 | | per | employee | |
| 151 | Mini-Warehouse | 0.14 | 0.17 | | per | 1,000 sq. ft. GFA | |
| 200 | Residential - See Zoning Ordinance §27-1004.6.B | | | | | | |
| | | | | | | | |
| | | PEAK PERIOD DEMAND | | | | | |
| | | Average | 85 Percentile | PEAK | | | |
| 300 | Lodging | | | | | | |
| 310 | Hotel | 1.20 | 1.54 | | per | room | |
| 311 | All Suites Hotel | | | 1.3 | per | room | |
| 312 | Business Hotel | .60 | .75 | | per | room | |
| 320 | Motel | .71 | .85 | | per | room | |
| 330 | Resort Hotel | 1.29 | 1.59 | | per | room | |

| PARKING DEMAND (04.11) | | PEAK PERIOD DEMAND | | PEAK |
|------------------------|------------------------------------|--------------------|---------------|-----------------------------|
| | | Average | 85 Percentile | |
| 400 | Recreational | | | |
| 411 | City Park | | | 5.1 per acre |
| 414 | Water Slide Park | 72.9 | | per acre |
| 420 | Marina | .59 | | per berth |
| 430 | Golf Course | 8.68 | 9.83 | per hole |
| 435 | Multipurpose Recreational Facility | 1.78 | | per hole |
| 435 | Multipurpose Recreational Facility | 10.67 | | per 1,000 sq. ft. GFA |
| 435 | Multipurpose Recreational Facility | 16.00 | | per acre |
| 437 | Bowling Alley | 5.02 | 5.58 | per lane |
| 438 | Billiard Hall | 6.56 | | per 1,000 sq. ft. GFA |
| 438 | Billiard Hall | 2.89 | | per billiard table |
| 440 | Adult Cabaret | 5.90 | | per 1,000 sq. ft. GFA |
| 441 | Live Theater | .38 | .39 | per attendee |
| 441 | Live Theater | .25 | .32 | per seat |
| 444 | Movie Theater with Matinee | .26 | .36 | per seat |
| 445 | Multiplex Movie Theater | .15 | .20 | per seat |
| 445 | Multiplex Movie Theater | 36.20 | 45.00 | per screen |
| 464 | Roller Skating Rink | 5.8 | | per 1,000 sq. ft. GFA |
| 465 | Ice Skating Rink | 3.9 | | per 1,000 sq. ft. GFA |
| 466 | Snow Ski Area | 1.31 | 1.62 | per acre of ski trails |
| 466 | Snow Ski Area | .25 | .31 | per daily lift ticket |
| 473 | Casino/Video Lottery Establishment | | | 35.34 per 1,000 sq. ft. GFA |
| 473 | Casino/Video Lottery Establishment | | | 1.42 per gaming position |
| 481 | Zoo | | | 12.10 per acre |
| 488 | Soccer Complex | 56.3 | 69.30 | per field |
| 490 | Tennis Courts | | | 3.16 per tennis court |
| 491 | Racquet/Tennis Club | 3.56 | 4.13 | per court |
| 492 | Health/Fitness Club | 5.27 | 8.46 | per 1,000 sq. ft. GFA |
| 492 | Health/Fitness Club | .13 | .16 | per member |
| 493 | Athletic Club | 3.55 | 4.94 | per 1,000 sq. ft. GFA |
| 493 | Athletic Club | .07 | .21 | per member |
| 495 | Recreational Community Center | 3.20 | 5.03 | per 1,000 sq. ft. GFA |

| PARKING DEMAND (04.11) | | PEAK PERIOD DEMAND | | PEAK | |
|-------------------------------|-----------------------------------|---------------------------|----------------------|-------------|-----------------------|
| | | Average | 85 Percentile | | |
| 500 | Institutional | | | | |
| 520 | Elementary School | .17 | .21 | | per student |
| 522 | Middle School/Junior High School | .09 | .10 | | per student |
| 525 | School for the Blind | | | 1.08 | per student |
| 525 | School for the Blind | | | 1.47 | per employee |
| 525 | School for the Blind | | | 2.67 | per 1,000 sq. ft. GFA |
| 530 | High School | .23 | .25 | | per student |
| 536 | Private School (K-12) | .39 | | | per student |
| 540 | Junior/Community College | .18 | .20 | | per school population |
| 550 | University/College | .33 | .38 | | per school population |
| 560 | Church | 8.37 | 14.38 | | per 1,000 sq. ft. GFA |
| 560 | Church | .20 | .25 | | per seats |
| 560 | Church | .45 | .60 | | per attendee |
| 561 | Synagogue | | | .41 | per attendee |
| 562 | Mosque | 17.32 | 25.79 | | per 1,000 sq. ft. GFA |
| 565 | Day Care Center | 3.16 | 3.70 | | per 1,000 sq. ft. GFA |
| 565 | Day Care Center | .24 | .33 | | per student |
| 565 | Day Care Center | 1.38 | 1.78 | | per employee |
| 580 | Museum | 1.32 | 1.79 | | per 1,000 sq. ft. GFA |
| 590 | Library | 2.61 | 4.19 | | per 1,000 sq. ft. GFA |
| 595 | Convention Center | | | .44 | per attendee |
| | | PEAK PERIOD DEMAND | | | |
| 600 | Medical | Average | 85 Percentile | PEAK | |
| 610 | Hospital | 2.50 | 3.41 | | per 1,000 sq. ft. GFA |
| 610 | Hospital | 4.49 | 7.35 | | per bed |
| 610 | Hospital | .81 | 1.08 | | per employee |
| 612 | Surgery Center | | | 5.67 | per operating room |
| 620 | Nursing Home | .98 | 1.50 | | per 1,000 sq. ft. GFA |
| 620 | Nursing Home | .35 | .48 | | per bed |
| 620 | Nursing Home | .88 | 1.51 | | per employee |
| 630 | Clinic | 4.94 | 4.96 | | per 1,000 sq. ft. GFA |
| 640 | Animal Hospital/Veterinary Clinic | | | 1.6 | per 1,000 sq. ft. GFA |
| 640 | Animal Hospital/Veterinary Clinic | | | 1.4 | per employee |

| PARKING DEMAND (04.11) | | PEAK PERIOD DEMAND | | PEAK |
|--|--|---------------------------|----------------------|-----------------------------|
| 700 Office | | Average | 85 Percentile | |
| 701 Office Building | | 2.84 | 3.45 | per 1,000 sq. ft. GFA |
| 701 Office Building | | .83 | .98 | per employee |
| 720 Medical-Dental Office Building | | 3.20 | 4.27 | per 1,000 sq. ft. GFA |
| 730 Government Office Building | | 4.15 | 6.13 | per 1,000 sq. ft. GFA |
| 730 Government Office Building | | .83 | 1.01 | per employee |
| 732 United States Post Office | | | | 33.20 per 1,000 sq. ft. GFA |
| 732 United States Post Office | | | | 2.01 per employee |
| 735 Judicial Complex | | | | 4.1 per 1,000 sq. ft. GFA |
| 735 Judicial Complex | | | | .8 per employee |
| | | | | |
| 800 Retail | | PEAK PERIOD DEMAND | | PEAK |
| | | Average | 85 Percentile | |
| 812 Building Materials and Lumber Store | | | | 1.69 per 1,000 sq. ft. GFA |
| 813 Free-Standing Discount Superstore | | 4.49 | 5.54 | per 1,000 sq. ft. GFA |
| 816 Hardware/Paint Store | | | | 2.87 per 1,000 sq. ft. GFA |
| 820 Shopping Center | | 4.67 | 5.91 | per 1,000 sq. ft. GFA |
| 843 Automobile Parts Sales | | 2.25 | 2.74 | per 1,000 sq. ft. GFA |
| 845 Motorcycle Dealership | | | | 2.97 per 1,000 sq. ft. GFA |
| 848 Tire Store | | | | 4.17 per 1,000 sq. ft. GFA |
| 850 Supermarket | | 3.78 | 5.05 | per 1,000 sq. ft. GFA |
| 851 Convenience Market (Open 24 Hours) | | 3.11 | 3.79 | per 1,000 sq. ft. GFA |
| 853 Convenience Market With Gasoline Pumps | | 8.38 | 10.50 | per 1,000 sq. ft. GFA |
| 854 Discount Supermarket | | | | 5.8 per 1,000 sq. ft. GFA |
| 857 Discount Club | | 2.90 | 3.93 | per 1,000 sq. ft. GFA |
| 859 Liquor Store | | | | 2.98 per 1,000 sq. ft. GFA |
| 861 Sporting Goods Superstore | | 1.78 | 2.40 | per 1,000 sq. ft. GFA |
| 862 Home Improvement Superstore | | 3.19 | 4.34 | per 1,000 sq. ft. GFA |
| 863 Electronics Superstore | | | | 3.03 per 1,000 sq. ft. GFA |
| 864 Toy/Children's Superstore | | 1.94 | | per 1,000 sq. ft. GFA |
| 866 Pet Supply Superstore | | | | 1.17 per 1,000 sq. ft. GFA |
| 867 Office Superstore | | | | .61 per 1,000 sq. ft. GFA |
| 868 Book Superstore | | | | .89 per 1,000 sq. ft. GFA |

| PARKING DEMAND (04.11) | | PEAK PERIOD DEMAND | | PEAK | |
|------------------------|--|--------------------|----------------------|-------------|-----------------------|
| | | Average | 85 Percentile | | |
| 800 | Retail | | | | |
| 876 | Apparel Store | | | 17.02 | per 1,000 sq. ft. GFA |
| 880 | Pharmacy/Drugstore without Drive-Through Window | 2.94 | 3.74 | | per 1,000 sq. ft. GFA |
| 880 | Pharmacy/Drugstore without Drive-Through Window | 3.73 | 5.10 | | per employee |
| 881 | Pharmacy/Drugstore with Drive-Through Window | 2.18 | 2.94 | | per 1,000 sq. ft. GFA |
| 881 | Pharmacy/Drugstore with Drive-Through Window | 1.63 | 2.20 | | per employee |
| 890 | Furniture Store | 1.04 | 1.34 | | per 1,000 sq. ft. GFA |
| 890 | Furniture Store | 1.73 | 2.16 | | per employee |
| 892 | Carpet Store | 1.79 | 3.00 | | per 1,000 sq. ft. GFA |
| 892 | Carpet Store | 2.27 | 3.20 | | per employee |
| 896 | Video Rental Store | 2.41 | 2.76 | | per 1,000 sq. ft. GFA |
| | | | | | |
| | | | | | |
| 900 | Services | | | | |
| | | Average | 85 Percentile | PEAK | |
| 912 | Drive-in Bank | 4.00 | 5.67 | | per 1,000 sq. ft. GFA |
| 920 | Copy, Print and Express Ship Store | | | 3.00 | per 1,000 sq. ft. GFA |
| 931 | Quality Restaurant | 16.40 | 22.70 | | per 1,000 sq. ft. GFA |
| 931 | Quality Restaurant | .47 | .67 | | per 1,000 sq. ft. GFA |
| 932 | High-Turnover (Sit-Down) Restaurant (No Bar or Lounge) | 13.50 | 20.60 | | per 1,000 sq. ft. GFA |
| 932 | High-Turnover (Sit-Down) Restaurant (With Bar or Lounge) | 16.30 | 20.40 | | per 1,000 sq. ft. GFA |
| 932 | High-Turnover (Sit-Down) Restaurant (No Bar or Lounge) | .35 | .54 | | per seat |
| 932 | High-Turnover (Sit-Down) Restaurant (With Bar or Lounge) | .48 | .73 | | per seat |
| 933 | Fast-Food Restaurant without Drive-Through Window | 12.40 | 14.50 | | per 1,000 sq. ft. GFA |
| 933 | Fast-Food Restaurant without Drive-Through Window | .52 | .77 | | per seat |
| 934 | Fast-Food Restaurant with Drive-Through Window | 9.98 | 15.13 | | per 1,000 sq. ft. GFA |
| 934 | Fast-Food Restaurant with Drive-Through Window | .35 | .64 | | per seat |
| 936 | Coffee/Donut Shop without Drive-Through Window | 13.56 | 17.33 | | per 1,000 sq. ft. GFA |
| 937 | Coffee/Donut Shop with Drive-Through Window | 10.40 | 18.97 | | per 1,000 sq. ft. GFA |
| 939 | Bread/Donut/Bagel Shop without Drive-Through Window | | | 9.78 | per 1,000 sq. ft. GFA |
| 940 | Bread/Donut/Bagel Shop with Drive-Through Window | | | 4.50 | per 1,000 sq. ft. GFA |
| 945 | Gasoline/Service Station with Convenience Market | .75 | 1.03 | | per fueling position |
| 960 | Dry Cleaners | 1.40 | 2.44 | | per 1,000 sq. ft. GFA |

> ITEM 22

Add §407 Requirements for As-Built Plans, §612 Off-Street Parking and Loading, and §621 Lighting and Glare to the Table of Contents.

SEVERABILITY

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Jackson Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ENACTMENT

This Ordinance ordained and enacted this 13th Day of November, 2013, by the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, to be effective immediately.



Maureen Sterner, Chairperson



George Ewald, Vice Chairperson



Fran DePiano, Supervisor

ATTEST:



Bonnie Christman, Township Secretary/Assistant Treasurer