

ARTICLE 9 - PRD, PLANNED RESIDENTIAL DEVELOPMENT DISTRICT**SECTION 900 PURPOSE**

The PRD Districts are designed for the following purposes:

- A.** To encourage innovations in residential development so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.
- B.** To encourage more efficient allocation and maintenance of open space for conservation and active and passive recreation.
- C.** To provide greater opportunities for better housing and recreation for all who are or will be residents of the Township.
- D.** To encourage a more efficient use of land and public services and to reflect changes in the technology of land development so that the economies so secured may inure to the benefit of those who require housing.
- E.** To encourage sensitive land development which will respect and conserve such natural features and resources of the land as flood hazard and flood prone areas, important farmlands, steep and very steep slopes, watercourses and water bodies, groundwater and aquifer recharge areas, forested areas, terrestrial and aquatic wildlife habitats, historic and cultural sites, visual resources, and other features of importance to the vitality of natural and cultural resources.
- F.** To provide a procedure which can relate the type, design and layout of residential development to the particular site and to the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential areas, and to assure that the increased flexibility of

regulations over land development established hereby is carried out pursuant to sound, expeditious and fair administrative standards and procedures.

SECTION 901 ADMINISTRATION

The administration of the procedures for application for and approval of a planned residential development in a Planned Residential District (PRD) and for control of such development therein is vested in the Board of Supervisors. Every provision of this Article shall apply to such development unless the Board of Supervisors expressly determines that a particular provision is inapplicable.

SECTION 902 CONDITIONS OF ELIGIBILITY

No application for Planned Residential Development shall be submitted, considered or approved unless the following conditions are met:

- A.** Any tract of land proposed for development shall be in one (1) ownership or in case of multiple ownership and/or several parcels, evidence shall be presented of a written agreement between the parties and owners involved that development will be in accordance with a single plan with common authority and common responsibility.
- B.** Each PRD shall have the following minimum contiguous area requirements:

 - 1. PRD-1 shall consist of a contiguous area of at least sixty (60) acres; for properties less than sixty (60) acres, the regulations of Article 6 shall apply.
 - 2. PRD-2 shall consist of a contiguous area of at least twenty (20) acres; for properties less than twenty (20) acres, the regulations of Article 6 shall apply.

3. PRD-3 shall consist of a contiguous area of at least sixty (60) acres; for properties less than sixty (60) acres, the regulations of Article 6 shall apply.
4. PRD-4 shall consist of a contiguous area of at least forty (40) acres; for properties less than forty (40) acres, the regulations of Article 4 shall apply.

C. The development will be served by public sewer and public water systems which shall be constructed and operational and having the assured capacity to serve the development at the time occupancy of the structures in the development begins; and, the feasibility for such construction and operation shall be demonstrated to the satisfaction of the Board of Supervisors at the time of the application for tentative plan approval, except as hereinafter provided:

1. Single-family detached dwellings on lots of one (1) acre or more may be served by an on-lot water supply system.
2. In the event that a Planned Residential Development has been approved by the Board of Supervisors to be developed in stages, that construction of the initial stage has commenced and that construction includes roads, landscaping, dwelling units and an internal system of sewers to be connected to the system of public sewerage, with capped sewers installed and ready to be connected to the public sewer interceptor system, where sewer modules for the internal system of sewerage and the public interceptor system have been filed with the DEP, where initial plans for the public interceptor system have been filed with the DEP, where initial plans for the public interceptor system have been filed with the Township, where appropriate municipal authorities have agreed to accept the interceptor system, and where

appropriate municipal authorities have approved the sewer feasibility study, the Board of Supervisors may by resolution find that a system of public sewerage is imminent and enter into appropriate agreements with the developer for limited systems of on-lot sewerage to be utilized temporarily pending the completion of system of public sewerage, provided however, that where such system of on-lot sewerage are temporarily utilized, the overall density of the total development shall not exceed one (1) dwelling unit per acre.

3. In a PRD-2 District, the public sewer requirement of this Section may be met if the development will be served by a public sanitary sewage system or community sewage disposal system; provided that if a community sewage disposal system is proposed, the applicant shall install a capped sanitary sewage system in the development which shall be logically extended to the title lines of the development to permit neighboring developments or properties to connect to said capped system when a public sewage system is available.

SECTION 903 USE REGULATIONS

A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article 15 and Article 16, for any of the following uses and no other:

A. Planned Residential Development - 1 (PRD-1) District

1. Permitted Principal Uses
 - a. Single-family detached dwellings.
 - b. Single-family attached dwellings.
 - c. Two-family dwellings.
 - d. Garden Apartments and Mid-Rise Apartments.

903.A.1.e.

903.B.2.

e. Open space for recreation and conservation purposes, subject to the provisions of Article 20.

2. Permitted Accessory Uses

a. Uses customarily incidental to the uses permitted in Section 903.A.1. above.

b. Parking in accordance with Article 17.

c. Signs in accordance with Article 18.

3. Uses by Special Exception (Refer to Articles 21 and 22)

a. Cultural use.

b. Private club or lodge for recreation, provided that the principal activity shall not be one which is customarily conducted as a business.

c. Any existing property located in the PRD District which is not incorporated in the actual PRD may be used as a Bed and Breakfast in accordance with Section 1919.

d. Public or Semi-Public Swimming Pool.

B. Planned Residential Development - 2 (PRD-2) District

1. Permitted Principal Uses

a. Single-family detached dwellings.

b. Single-family attached dwellings.

c. Garden Apartments.

d. Open space for recreation and conservation purposes, subject to the provisions of Article 20.

2. Permitted Accessory Uses

903.B.2.a.

903.C.1.a.

- a. Uses customarily incidental to the uses permitted in Section 903.B.
 - b. Parking in accordance with Article 17.
 - c. Signs in accordance with Article 18.
3. Uses by Special Exception (Refer to Articles 21 and 22)
- a. Any existing property located in the PRD District which is not incorporated in the actual PRD may be used as a Bed and Breakfast in accordance with Section 1919.
 - b. Public or Semi-Public Swimming Pool.
4. Conditional Uses
- a. Single-family detached dwellings with public water and sewer or community sewer consistent with the requirements of Section 902.C.3., to be developed as a major subdivision in accordance with the provisions of the Subdivision and Land Development Ordinance and the provisions of Article 9 applicable in a PRD-2 District except for those excluded in Section 921.A.8 or 921.B., and not as a PRD. Such a development is sometimes referred to herein as a "Subdivision Option."
 - b. Open Space for recreation and Conservation purposes, subject to the provisions of Article 20. Section 2004 B shall not apply to a Subdivision Option development.
 - c. Community Sanitary Sewerage System.

C. Planned Residential Development - 3 (PRD-3) District

1. Permitted Principal Uses

- a. Single-family detached dwellings.

- b. Single-family attached dwellings.
- c. Open space for recreation and conservation purposes, subject to the provisions of Article 20.
- d. Mobile home park, and Manufactured Home Park, subject to the provisions of Section 920.

2. Permitted Accessory Uses

- a. Uses customarily incidental to the uses permitted in Section 903.C.1. above.
- b. Parking in accordance with Article 17.
- c. Signs in accordance with Article 18.

3. Uses by Special Exception (Refer to Articles 21 and 22)

- a. Cultural use.
- b. Educational Institution.
- c. School in accordance with Section 1927 (provided said school shall be on a single lot or tract of land of at least ten (10) acres, notwithstanding the provisions of Section 902).
- d. Private club or lodge for recreation, provided that the principal activity shall not be one which is customarily conducted as a business.
- e. Any existing property located in the PRD District which is not incorporated in the actual PRD may be used as a Bed and Breakfast in accordance with Section 1919.
- f. Public or Semi-Public Swimming Pool.

D. Planned Residential Development - 4 (PRD-4) District

1. Permitted Principal Uses
 - a. Single-family detached dwellings, subject to Section 905.
 - b. Garden Apartments or Condominiums as an adaptive reuse of existing buildings, and in new buildings adjacent to adaptively reused buildings, subject to Section 905.
 - c. Municipal Use.
 - d. Open space for recreation and conservation purposes, subject to the provisions of Article 20.
2. Permitted Accessory Uses
 - a. Uses customarily incidental to the uses permitted in Section 903.D.1. above.
 - b. Parking in accordance with Article 17.
 - c. Signs in accordance with Article 18.
3. Uses by Special Exception (Refer to Article 21 and 22)
 - a. Cultural or Religious use.
 - b. Educational institution.
 - c. School in accordance with Section 1927 (provided said school shall be on a single lot or tract of land of at least ten (10) acres, notwithstanding the provisions of Section 902).
 - d. Private club or lodge for recreation, provided that the principal activity shall not be one which is customarily conducted as a business.

903.D.3.e.

905.A.4.

- e. Any existing property located in the PRD District which is not incorporated in the actual PRD may be used as a Bed and Breakfast in accordance with Section 1919.
- f. Uses intended to serve the residents of the permitted principal use and their guests, and limited to no more than two (2) percent of the total building area.
 - (1) Gift Shop
 - (2) Personal services, such as barber shop or beauty salon
 - (3) Automated Teller Machine (ATM)

SECTION 904 HEIGHT REGULATIONS

The maximum height of dwellings and other structures erected, enlarged or used shall be thirty-five (35) feet, except as provided in Article 19, Section 1903.

SECTION 905 DENSITY, OPEN SPACE AND DWELLING UNIT COMPOSITION

- A.** Planned Residential Development - 1 (PRD-1) District
 - 1. The gross density shall not be greater than three (3.0) dwelling units per acre.
 - 2. Not less than thirty (30) percent of the total area of the property shall be designated as and devoted to common open space, subject to the provisions of Article 20.
 - 3. No less than thirty (30) percent of the total number of dwelling units shall be single-family detached dwellings.
 - 4. No less than ten (10) percent of the total number of dwelling units shall be apartments.

5. No less than ten (10) percent of the total number of dwelling units shall be single-family attached dwelling units.

B. Planned Residential Development - 2 (PRD-2) District

1. The density of the tract shall not be greater than 3.5 dwelling units per net acre; which for purposes of this Section shall be determined by subtracting the area of all existing and proposed road rights-of-ways and the area of all existing and proposed utility easements, including without limitation all sewage facilities.
2. Not less than thirty-five percent (35%) of the gross tract shall be designated as and devoted to common open space, subject to the provisions of Article 20. Such common open space may include the area of any existing or proposed utility easements and shall be deed restricted from further development.
3. No less than five percent (5%) of the total number of dwelling units shall be single-family detached dwelling units, subject to the provisions of Section 905.B.5.
4. No less than ten (10) percent of the total number of dwelling units shall be single-family attached dwelling units.

C. Planned Residential Development - 3 (PRD-3) District

1. The gross density shall not be greater than three (3) dwelling units per acre.
2. Not less than forty (40) percent of the total area of the property shall be designated as and devoted to common open space, subject to the provisions of Article 20.
3. No less than thirty (30) percent of the total number of dwelling units shall be single-family

detached dwellings. However, in the case of a mobilehome park, no less than fifty (50) percent of the total dwelling units shall be single-family detached dwellings.

4. No less than ten (10) percent of the total number of dwelling units shall be single-family attached dwelling units.

D. Planned Residential Development - 4 (PRD-4) District

1. The gross density shall not be greater than one (1.0) dwelling unit per acre.
2. Not less than thirty (30) percent of the total area of the property shall be designated as and devoted to common open space, subject to the provisions of Article 20.
3. No more than ten (10) percent of the total number of dwelling units shall be single-family detached dwellings.
4. No less than sixty (60) percent of the total number of dwelling units shall be apartments or condominiums that are an adaptive reuse of existing buildings.
5. No more than thirty (30) percent of the total number of dwelling units shall be apartments or condominiums that are new buildings adjacent to adaptively reused buildings.

SECTION 906 AREA AND BULK REGULATIONS

In addition to the setback requirements and other design standards in Section 907 herein, the following shall apply:

A. Planned Residential Development - 1 (PRD-1) District

1. Where single-family detached dwelling units, or attached dwelling units, such as duplex or twin units, are proposed, the area and bulk

regulations of Article 6, Section 603.A. shall apply for each individual dwelling, except that side yard requirements shall be applicable to duplex units only on the side of the unit which is not attached.

B. Planned Residential Development - 2 (PRD-2) District

1. The dwelling types of existing, adjoining and abutting residentially zoned properties (without regard to separation by road rights-of-ways) shall be considered in the development of the PRD-2 District to provide a transition area to higher density portions of the PRD-2 development. The permitted types of dwelling units in such PRD-2 transition areas shall be identical to the existing residentially zoned dwelling type; provided that single family detached dwelling units in excess of the requirements of Section 905.B.3. shall not be required.
2. Single-family detached dwellings shall be subject to the following area and bulk regulations:
 - a. A minimum lot size of 12,500 square feet shall be provided.
 - b. Front and rear yards shall be provided and each have a depth of not less than 25 feet.
 - c. Each lot shall have two (2) side yards having a minimum aggregate width of 60 feet, provided that neither side yard shall be less than twenty five (25) feet.
 - d. Impervious and building coverage shall not exceed forty percent (40%) of any lot area.

C. Planned Residential Development - 3 (PRD-3) District

1. Where single-family detached dwelling units or attached units, such as duplex or twin units, are proposed, the area and bulk regulations of Article 4, Section 403.B. shall apply for each individual dwelling except that side yard

requirements shall be applicable to duplex units only on the side of the unit which is not attached. However, the area and bulk regulations for single-family detached dwelling units within a mobilehome park or manufactured home park shall be as follows:

- a. Lot Area - A lot area of not less than seven thousand five hundred (7,500) square feet shall be provided for each mobilehome.
- b. Lot Width at the Building Line - A lot width of not less than sixty (60) feet at the building line shall be provided for every building or dwelling.
- c. Lot Width at the Street Line - A lot width of not less than fifty (50) feet at the street line shall be provided except as provided in Article 19, Section 1900.
- d. Impervious Surface and Building Coverage - Not more than fifty (50) percent of any lot area shall be covered by impervious surfaces and not more than twenty (20) percent of any lot area shall be occupied by buildings.
- e. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither yard having a depth of less than twenty-five (25) feet.
- f. Depth of Side Yards - On each lot there shall be two (2) side yards having a minimum aggregate width of twenty-five (25) feet, except for corner lots as provided below; and, neither side yard shall have a width of less than ten (10) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than twenty-five (25) feet.

D. Planned Residential Development - 4 (PRD-4) District

1. Single-family detached dwellings shall be in accordance with Section 906.B.2.

SECTION 907 DESIGN STANDARDS

In addition to the design standards contained in the Edgmont Township Subdivision and Land Development Ordinance, and Article 20 of this Ordinance, the following shall apply:

A. General Design Standards

1. All housing and other areas shall be planned, designed, constructed, and made maximally usable, operable and habitable with regard to the topography and natural features of the tract. The effects of prevailing winds and solar orientation on the physical layout and form of the proposed buildings and other structures shall be reflected in the development plan.
2. Variations in location of buildings and other structures shall be provided to create architectural interest and/or preserve areas of environmental concern and to further amenities of light and air, recreation and visual enjoyment.
3. Every building and other structure shall be located and situated to promote pedestrian and visual access to common open space to the extent possible in accordance with the provisions of Article 20.
4. The physical design of the development plan shall make adequate provisions for public services, and provide adequate control over vehicular traffic.
5. The length of any building containing attached dwelling units shall not exceed six (6) dwelling units nor more than 144 feet in any single direction.
6. Single-family attached dwellings shall be designed and arranged in staggered groups and not

in long rows parallel to street lines. The arrangement of such units shall create a physical and visual distinction in the lines of the facades and the roofs. Such distinction shall be achieved through the use of varied floor plans for adjoining units, alternating two (2) story and one (1) story structures within an attached group, the projections and angles of exterior walls and roofs, exterior fencing, and other diversified space articulating techniques.

7. All housing shall be sighted so as to enhance privacy and ensure natural light for all principal rooms.
8. Development near the perimeter of the property shall be designed to be harmonious with neighboring areas and shall be screened from such areas with landscaping approved by the Township.
9. Except in a PRD-2 District, no building shall be less than one hundred (100) feet from the perimeter property line of the PRD, and no structure shall be less than fifty (50) feet from such line, except for signs, street trees and those structures associated with ingress and egress including sidewalks or public transportation shelter. In a PRD-2 District, no building or structure shall be less than fifty (50) feet from the perimeter property line of the PRD, except for signs, street trees and those structures associated with ingress and egress including sidewalks or public transportation shelter. Provided, that when the Subdivision Option is utilized as a conditional use pursuant to Section 903.B.4. in a PRD-2 District, no building or structure shall be less than twenty (20) feet from the perimeter property line of the PRD, except for signs, street trees and those structures associated with ingress and egress including sidewalks or public transportation shelter.

10. Except in a PRD-2 District, no building shall be less than fifty (50) feet from the street line, except as provided in Section 907.A.9. above and no structure shall be less than thirty (30) feet from such line, except for signs, street trees, ingress and egress structures, and other like structures typically located in such setback area such as lighting standards, sidewalks, benches and the like. In a PRD-2 District, no building shall be less than twenty-five (25) feet from such line, except for signs, street trees, ingress and egress structures, and other like structures typically located in such setback area such as lighting standards, sidewalks, benches and the like. Provided, that when the Subdivision Option is utilized as a conditional use pursuant to Section 903.B.4. in a PRD-2 District, no building or structure shall be less than fifteen (15) feet from the street line, except for signs, street trees, ingress and egress structures, and other like structures typically located in such setback area such as lighting standards, sidewalks, benches and the like.
11. No building shall be less than twenty-five (25) feet from parking areas, and no structure shall be less than fifteen (15) feet from parking areas, except for walkways, landscape improvements, light standards and other similar features.
12. Except in a PRD-2 District, no building shall be erected closer than fifty (50) feet from another principal building. In a PRD-2 District, no principal building shall be erected closer than thirty (30) feet from another principal building. However, any building containing attached dwelling units shall not be closer than sixty (60) feet to any single-family detached dwelling, whether existing or proposed as part of the PRD-2 development. Provided, that when the Subdivision Option is utilized as a conditional use pursuant to Section 903.B.4. in a PRD-2 District, no principal building shall be erected closer than

twenty (20) feet from another principal building.

13. All utilities shall be placed and/or installed underground unless such placement is deemed not feasible by the Board of Supervisors.
14. Fire hydrants shall be installed by the developer to meet the requirements of the National Fire Protection Association and the Township Fire Marshal.
15. Refuse stations to serve residential and recreational areas shall be designed with suitable screening, and located so as to be convenient for trash removal and not offensive to nearby residential areas.

B. Storm-water Control

1. The storm drainage system for a PRD shall be designed and constructed so as to minimize erosion and flooding, using as necessary, drainage easements, swales, catchment basins, silt traps, and the design of cartways so as to minimize runoff.
2. Where existing storm sewers are deemed by the Board of Supervisors as accessible, the Board may require that proposed development connect therewith.
3. All stormwater management design standards shall be in accordance with the provisions for Design Standards and Required Improvements embodied in the Edgmont Township Subdivision and Land Development Ordinance, as may be amended from time to time.
4. Storm sewer systems for the development shall be designed, constructed and shall operate and be readily capable of being maintained to prevent concentration of stormwater runoff on adjacent developed or undeveloped properties and streets and other areas of impervious surface.

5. The design and construction of all storm drainage facilities and storm sewers systems shall be subject to the approval of the Township Engineer.

C. Soil Erosion and Sedimentation Control

1. Plans submitted for any PRD development shall conform to the guidelines for minimizing erosion and sedimentation as set forth in the PA DEP Chapter 102 regulations as amended and defined in the Erosion and Sediment Pollution Control Program Manual. If portions of the site are in a High Quality or Exceptional Value stream watershed the project shall conform to guidelines in the Special Protection Waters Implementation Handbook of PADEP, as amended. In developing a plan for the control of erosion and sedimentation, the developer shall meet as a minimum the standards and specifications outlined in the aforementioned manuals, as well as the standards set forth in Appendix C of the Erosion and Sediment Control Handbook of the Delaware County Soil and Water Conservation District, and those in the Edgmont Township Subdivision and Land Development Ordinance.

D. Other Environmental Controls

1. In addition to the controls presented in the above subsections herein, all development in a PRD shall be governed by the Environmental controls set forth in Article 19, Section 1914, pertaining to such matters as noise, vibration, storage, glare and heat, fire and explosion, and traffic control; and all plans, documents and other submissions in regard to any approval sought shall demonstrate compliance herewith to the Board of Supervisors.

E. Streets and Pathways

1. The street system of the Planned Residential Development shall be designed so as to relate harmoniously with land uses within and adjacent

to the development through the establishment of a hierarchy of roadway functions which includes internal collector and local streets, to create a separation of automobile and pedestrian traffic through the coordinated design of streets, dwelling units, common open space areas and pedestrian walkways, to create efficient and safe connections with the existing road system of the municipality in order to insure proper ingress and egress to and from the PRD and to minimize through traffic in residential areas.

2. Except in a PRD-2 District, internal collector streets and local streets in the PRD shall be so designated and shall have a minimum right-of-way of fifty (50) feet and a minimum cartway width of twenty-eight (28) and twenty-four (24) feet respectively. In a PRD-2 District, internal collector streets and local streets shall be so designated and shall have a minimum right-of-way of thirty-three and one-half (33 ½) feet and a minimum cartway width of twenty-four (24) feet.
3. Cul-de-sac streets shall not exceed one thousand (1000) feet in length. Cul-de-sac streets shall have a turning circle with a minimum right-of-way radius of sixty (60) feet and an outer paved width of fifty (50) feet. Notwithstanding the foregoing, in a PRD-2 District, a street which ends in a loop road configuration may be a maximum length of one thousand two hundred fifty (1250) feet measured to the beginning of the loop road configuration.
4. In order to separate automobile and pedestrian circulation and to increase accessibility to common open space areas, pedestrian walkways shall be provided unless the Board of Supervisors determines that they are not necessary.
5. Curbs and sidewalks shall be required along streets in PRDs in accordance with the Edgmont Township Subdivision and Land Development Ordinance, including any waivers granted.

6. The design and construction of streets must conform to the standards set forth in the Edgmont Township Subdivision and Land Development Ordinance relative to paving specifications, cartway design, horizontal and vertical alignment, sight distances and the like, including any waivers granted.

F. Parking

1. All provisions of Article 17 shall apply. However, in the case of apartments or single family attached dwellings with three (3) or more bedrooms, two and one-half (2-1/2) parking spaces for each unit shall be provided.
2. Off-street parking spaces shall not be less than nine (9) feet in width and twenty (20) feet in depth. However, five (5) percent of the spaces shall not be less than twelve (12) feet in width and twenty (20) feet in depth and shall be reserved for the handicapped and so marked with an appropriate symbol.
3. Where parking spaces are grouped in lots, aisles at least twenty-five (25) feet in width shall be provided.
4. Parking areas shall be screened and landscaped as required in Article 17, Section 1708.
5. No more than sixty (60) parking spaces shall be accommodated in any single parking area.
6. All off-street parking and/or loading areas shall be surfaced in accordance with the Edgmont Township Subdivision and Land Development Ordinance.

G. Lighting

1. All streets, off-street parking areas, and areas of intensive pedestrian use shall be adequately lighted. All such lighting shall be designed and

located so as to direct light away from adjacent residences.

2. Adequate lighting shall be provided after dark. Appropriate lighting fixtures shall be provided for walkways and to identify steps, ramps, and signs. Such lighting shall be designed and located so as to direct light away from adjacent residences.

H. Tree Conservation and Landscaping

1. Existing trees shall be preserved wherever possible. The protection of trees twelve (12) inches or more in caliper (measured at a height four and one-half feet above the original grade) shall be a factor in determining the location of common open space, structures, underground utilities, walks and paved areas. Areas in which trees are to be preserved shall remain at original grade level and in an undisturbed condition.
2. Where extensive natural tree cover and vegetation does not exist and cannot be preserved on the PRD site, landscaping shall be regarded as an essential feature of the PRD. In these cases extensive landscaping shall be undertaken in order to enhance the appearance of the PRD, aid in erosion control, provide protection from wind and sun, screen streets and parking areas, and enhance the privacy of dwelling units.
3. Street trees shall be provided along all internal collector and local streets. No less than two (2), three and one-half to four (3 1/2 - 4) inch caliper trees shall be provided for each fifty (50) foot increment of street, wherein one (1) tree shall be placed on each side of said street increment.
4. A landscaped buffer planting strip of twenty (20) feet in width shall be provided along all

perimeter property lines, except at points of vehicular ingress and egress and on pedestrian access ways.

5. Screening and landscaping requirements for parking areas are provided under Article 17, Section 1707, and Article 19, Section 1917.

SECTION 908 DEVELOPMENT IN STAGES

- A.** An applicant may propose to develop the PRD District project in stages and the Board of Supervisors may approve same if the following criteria are met:
- B.** The application for tentative approval covers the entire planned residential development and shows the location and time of construction for each stage, in addition to other information required by this Ordinance.
- C.** At least thirty-five (35) percent of the dwelling units in the plan given tentative approval are included in the first stage.
- D.** The second and subsequent stages are completed consistent with the tentatively approved plan and are of such size and location that they constitute economically sound units of development. In no event shall such stages contain less than twenty-five (25) percent of the dwelling units receiving tentative approval.
- E.** In no case shall work on the current stage area include stripping or disturbance of woodland and forest or soils of any area set aside for later stages.
- F.** All improvements within the particular stage shall be completed contemporaneously with the completion of construction of the dwellings of the stage.
- G.** Any plans and other documents required by the Board of Supervisors to depict all of the foregoing and the

limits thereof, are submitted to, and approved by, the Board of Supervisors.

SECTION 909 LOCATION, OWNERSHIP, AND MAINTENANCE OF COMMON OPEN SPACE

Refer to Article 20, Open Space Provisions

SECTION 910 APPLICATION FOR TENTATIVE APPROVAL

The application for tentative approval shall be executed by or on behalf of the landowner and filed with the Township Secretary. If the Applicant is not the landowner, the executed consent of the landowner or evidence of the applicant's legal authority to make such an application shall be so filed. An initial deposit in the amount two thousand dollars (\$2,000) to be applied against expenses associated with the processing and review of the application, shall be paid upon filing the application. Additional deposits shall be made from time to time as requested by the Township to cover costs in reviewing and administering the application, not to exceed actual expenses. Seventeen (17) copies of the application shall be submitted to the Township Secretary for various required reviews. The application for tentative approval shall include all plans, documents, papers and submissions proving compliance with all the standards of this Article, the Board of Supervisors may require such additional documentation as needed to aid them in the review of the application and accompanying papers.

- A.** Application for tentative approval shall include, but not be limited to the following documents:
1. A statement indicating the nature of applicant's and the landowner's interest in the project.
 2. A written statement by the applicant setting forth the reasons why the project would be in the public interest and would be specifically consistent with the goals and objectives of the Edgmont Township Comprehensive Plan, and its

recommendations for land use, community facilities and utilities, circulation and other matters therein recommended.

3. A map indicating the location and size of the property and its relationship to surrounding properties, such map to be drawn at a scale of one (1) inch equals eight hundred (800) feet and showing all streets, roads, municipal boundaries, subdivisions, adjoining properties and designated open space within twenty-five hundred (2500) feet of any part of the tract. In the case of development of a section of the entire tract, the key map shall show the relationship of the section to the entire tract.
4. A plan at a scale of one (1) inch equals one hundred (100) feet delineating the topography of the tract. Such plan shall contain contours with at least two (2) foot intervals; and, shall accurately and conspicuously depict slopes from zero to eight (0-8) percent, eight to fifteen (8-15) percent, fifteen to twenty-five (15-25) percent, and greater than twenty-five (25) percent.
5. A plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously delineating, depicting and otherwise noting in graphic fashion the vegetation of the tract. Such plan shall depict the location of all trees twelve (12) inches in caliper and greater.
6. A plan at a scale of one (1) inch equals one hundred (100) feet delineating the drainage characteristics of the tract. Such plan shall accurately and conspicuously depict, delineate and otherwise note in graphic fashion all perennial and intermittent streams and watercourses and their watersheds, as well as flood prone and flood hazard areas.
7. A plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously

delineating, depicting and otherwise noting in graphic fashion the soils of the tract. Such plan shall depict all soil types and shall include a table identifying soil characteristics pertinent to the proposed development and the tract.

8. A plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously delineating, depicting and otherwise noting in graphic fashion the proposed use areas by type, size, location, and gross density.
9. A site plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously delineating, depicting and otherwise noting in graphic fashion the location, use, height, bulk and location of buildings and other structures; and the location of streets, rights-of-way, cartways parking areas and other improvements.
10. A plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously delineating, depicting and otherwise noting in graphic fashion common open space. Such plan shall depict the location, function and size of common open space areas; and, any existing natural and cultural features comprised within the common open space. In addition, the plan shall include any facilities or structures proposed. Accompanying the plan shall be a statement indicating the proposed means for ownership and maintenance of the common open space.
11. A detailed report indicating the feasibility and capability for operation and maintenance of water supply systems, sanitary sewage systems, stormwater systems and other utility systems. Such a report shall indicate the following:
 - a. With regard to water supply, there shall be

an objective description of the ability of achieving a safe and efficient water supply system. The description shall reference geologic and hydrogeologic data relative to groundwater conditions, realistic potential yields and quality. In addition, the description shall indicate the demand by type of use for water from the proposed development and its related uses and users.

- b. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the planned residential development, applicants shall present evidence to the Board of Supervisors that the Planned Residential Development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement, or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.
- c. With regard to sanitary sewerage disposal, there shall be an objective description of the ability of achieving a safe and efficient system for sewage disposal. The description shall indicate all proposed measures and methods for conveying and treating the sewerage and the sizes of all pipes and direction and quantities of flow anticipated from the development, as well as all connections which will be required to tie into existing sanitary sewers.
- d. Assurance of the availability of safe and efficient public water and public sewer facilities shall also be reported. Such assurance shall include letters signed by an

officer of the company or authority concerned, indicating its ability and willingness to provide such service within the timetable proposed for the development, including a statement of maintenance responsibilities and rates and charges for service.

- e. With regard to stormwater systems, there shall be an objective description of the ability of achieving a safe and efficient stormwater management system. Such report shall be in complete conformance with the Edgmont Township Subdivision and Land Development Ordinance.
- 12. A detailed plan illustrating all connections to existing public utilities, streets and rights-of-way, accompanied by documentation as to the impact of the proposed development on said public utilities, streets and rights-of-way.
- 13. A site plan illustrating phasing, including a time schedule for all on-site and off-site improvements to be offered for dedication for public use, which may be modified from time to time with approval of the Board of Supervisors.
- 14. A fully detailed soil erosion and sedimentation control plan.
- 15. A fully detailed grading plan at a scale of one (1) inch equals one hundred (100) feet accurately and conspicuously delineating proposed contours at intervals of at least two (2) feet.
- 16. A fully detailed landscaping plan at a scale of one (1) inch equals one hundred (100) feet wherein existing and proposed plant materials are accurately and conspicuously differentiated, delineated, depicted or otherwise noted in a graphic fashion and a plant list with botanical and common names as well as notations for the quantities and sizes of all proposed plant materials.

17. A written report indicating the proposed methods and measures to be undertaken for energy conservation and the effective utilization of renewable energy resources.
 18. The documents containing covenants, grants of easements, or other restrictions to be imposed upon the use of land, buildings and structures including proposed grants and/or easements for utilities and the like.
 19. An Environmental Impact Assessment Report in accordance with Article 19, Section 1915.
 20. In the case of plans which call for development in stages, a schedule showing the time within which applications for final approval of all parts of the project are intended to be filed, and which shall be updated annually on the anniversary of submission for final approval.
 21. A report accompanying the application shall, insofar as possible, indicate compliance with the provisions set forth for documentation herein.
 22. All other requirements for a preliminary plan as set forth in the Edgmont Township Subdivision and Land Development Ordinance.
- B.** Five (5) copies of every application for tentative approval received by the Township Secretary shall be promptly forwarded to the Township Planning Commission and one (1) copy to the DCPD for review and recommendation. The Township shall also forward one (1) copy of each application to the Soil Conservation Service for its recommendation. The Township Planning Commission and the DCPD shall review and report upon the application to the Board of Supervisors. One (1) copy of the reports of the respective planning commissions shall be furnished to the applicant upon receipt by the Board of Supervisors.
- C.** The applicant, the Board of Supervisors, the Township Planning Commission, and the DCPD may consult

informally concerning the project for the proposed PRD District prior to the filing of an application for tentative approval, provided that no statement or representation by a member of the official review agency or of the planning agencies be binding upon the Township.

SECTION 911 PUBLIC HEARINGS

- A.** Within sixty (60) days after the filing of an application for tentative approval of a project pursuant to this Article, a public hearing pursuant to the public notice on said application shall be held by the Board of Supervisors in the manner provided by Section 2203 of this Ordinance for the enactment of an amendment. The Chairman, or in his absence, the acting Chairman of the Board of Supervisors may administer oaths and compel the attendance of witnesses. All testimony by witnesses at any hearing shall be given under oath and every party of record at a hearing shall have the right to cross-examine adverse witnesses.
- B.** A verbatim record of the hearing shall be caused to be made by the Board of Supervisors. Whenever such records are requested by any party to the proceedings, the cost of transcribing such a record shall be borne by the party requesting it and the expenses of copies of such record shall be borne by those who wish to obtain such copies. All exhibits accepted in evidence shall be identified and duly preserved or, if not accepted in evidence, shall be properly identified and the reason for the exclusion clearly noted in the record.
- C.** The Board of Supervisors may continue the hearing from time to time, and may refer the matter back to the Planning Commission for a report, provided, however, that in any event, the public hearing or hearings shall be concluded within sixty (60) days after the date of the first public hearing.

SECTION 912 FINDINGS

A. The Board of Supervisors, within thirty (30) days following the conclusion of the public hearing(s) provided for in this Article, shall by official written communication to the applicant either:

1. Grant tentative approval of the development plan submitted;
2. Grant tentative approval subject to specified conditions not included in the development plan as submitted; or
3. Deny tentative approval to the development plan.

Failure to do so within said period shall be deemed to be a grant of tentative approval of the development plan as submitted. In the event, however, that tentative approval is granted subject to conditions, the applicant may, within thirty (30) days after receiving a copy of the official written communication of the Board of Supervisors notify the Board of Supervisors of his refusal to accept all said conditions, in which case, the Board of Supervisors shall be deemed to have denied tentative approval of the development plan. In the event the applicant does not, within said period, notify the Board of Supervisors of his refusal to accept all said conditions, tentative approval of the development plan, with all said conditions, shall stand as granted.

B. The grant or denial of tentative approval by official written communication shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for the grant, with or without conditions, or for the denial, and said communication shall set forth with particularity in what respects the development plan would or would not be in the public interest including

but not limited to findings of fact and conclusions on the following:

1. Those respects in which the development is or is not consistent with the Comprehensive Plan for the development of the Township, and the Community Development Objections of Section 103 of this Ordinance.
2. The extent to which the development plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.
3. The purpose, location and amount of the common open space in the development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.
4. The proposed systems for sanitary sewers, water supply, stormwater control and soil erosion and sedimentation control, and the manner in which said proposals adequately or inadequately address the construction, operation and maintenance of such systems.
5. The physical design of the development plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular and pedestrian traffic, and further the amenities of light and air, recreation and visual enjoyment.
6. The relationship, beneficial or adverse, of the proposed development to the neighborhood in which it is proposed to be established.
7. In the case of a development plan which proposed development over a period of years, the sufficiency of the terms and conditions intended

to protect the interests of the public and of the residents of the development in the integrity of the development plan.

- C. In the event a development plan is granted tentative approval, with or without conditions, the Board of Supervisors may set forth in the official written communication the time within which an application for final approval of the development plan shall be filed or, in the case of a development plan which provides for development over a period of years, the periods of time within which applications for final approval of each part thereof shall be filed. Except upon the consent of the Board of Supervisors the time so established between grant of tentative approval and application for final approval shall be not less than three (3) months nor more than one (1) year and, in the case of development over a period of years, the time between applications for final approval of each part of the plan shall be not less than twelve (12) months nor more than eighteen (18) months.

SECTION 913 STATUS OF PLAN AFTER TENTATIVE APPROVAL

- A. The official written communication provided for in Section 912 of this Article shall be certified by the Secretary of the Board of Supervisors and shall be filed in his/her office, and a certified copy shall be mailed to the applicant. Where tentative approval has been granted, it shall be deemed an amendment to the Zoning Map, effective upon final approval, and the same shall be noted on the zoning map.
- B. Tentative approval of a development plan shall not qualify a plot for recording nor authorize development or the issuance of any building permits. A development plan which has been given tentative approval as submitted, or which has been given tentative approval with conditions which have been accepted by the applicant (and provided that the landowner has not defaulted nor violated any of the conditions of the tentative approval), shall not be modified or revoked nor otherwise impaired by action

of the Township pending an application or applications for final approval, without the consent of the applicant, provided an application for final approval is filed or, in the case of development over a period of years, provided applications are filed, within the periods of time specified in the official written communication granting tentative approval.

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

SECTION 914 APPLICATION FOR FINAL APPROVAL

An application for final approval may be for all the land included in a development plan or, to the extent set forth in the tentative approval, a section thereof. Said application shall be made to the Board of Supervisors and within the time or times specified by the official written communication granting tentative approval as in Section 912 or as otherwise mutually agreed upon between the applicant and the Board of Supervisors and set forth in writing by the Board of Supervisors. If the application for final approval is in compliance with the tentatively approved development plan, a public hearing need not be held. The application for final approval shall consist of a plan or plans and accompanying documents which shall show and shall include the following information:

A. The Plan. The final plan shall be prepared in accordance with the Edgmont Township Subdivision and Land Development Ordinance. All plans shall be drawn at a scale not smaller than one (1) inch equals fifty (50) feet. They shall be clear and legible blue-line or black-line prints and shall include at least the following information:

1. Development name or identifying title.
2. Municipality in which the development is located.
3. North point, scale and date.
4. Name of record owner of the tract and developer.
5. Name and seal of the registered professional engineer, landscape architect, land planner, architect or surveyor responsible for the plan.
6. Boundaries of the tract determined by accurate survey in the field which shall be balanced and closed with an error of closure not to exceed one (1) feet in ten thousand (10,000).
7. Property lines within the development.
8. Lot areas to 1/1,000 of an acre.
9. Street lines, lot lines, rights-of-way, easements and areas dedicated to or proposed to be dedicated to public use. Profiles for all streets and for proposed sanitary and storm sewer mains, inlets and manholes, and the location of all utilities.
10. The length of all straight lines, radii, lengths of curves and tangent bearings for each street.
11. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.
12. The designation of common open space including the area contained therein.

13. Location, grades, length and width of all private driveways and all parking facilities and type of paving and other surface to be used therefor.
14. Names proposed to be given to all streets.
15. Location of all structures.
16. Number of lots.
17. Number of dwelling units by type and, where applicable, the number, location, and square footage of areas to be devoted to nonresidential use.
18. Architectural drawings, floor plans and elevations to scale of all buildings, said drawings to bear the seal of the architect who has prepared same.
19. Total property area of the entire development tract and, in the case of development in sections, the size of the section for which plans are submitted.
20. All permanent monuments.
21. A final grading plan, including existing and proposed contours at vertical intervals of at least two (2) feet, the lines thereof to be conspicuously distinguishable.
22. All existing watercourses, tree masses and other significant natural features, including all trees twelve (12) inches in caliper or greater to be retained and/or to be removed.
23. A final soil erosion and sedimentation control plan.
24. A final landscaping plan, wherein existing and proposed plant materials are differentiated, a final plant list indicating the types, quantities and sizes of the proposed plant materials and,

typical planting details for tree planting and staking, shrub planting, and the like.

25. A final Environmental Impact Assessment Report.

B. The Documentation. The application for final approval shall also be accompanied by:

1. Copies of deed restrictions and/or easements, if any and other documents relating to title, use or occupancy.
2. Copies of permits obtained: under authority of statutes of the Commonwealth of Pennsylvania and/or the County of Delaware regarding the provision for construction, operation and maintenance of the proposed sanitary sewer system, water supply system, soil erosion and sedimentation control system; and highway occupancy system.
3. An affidavit that the applicant is the owner of the land proposed to be developed, or has been authorized by the landowner to be the applicant, supported by a copy of the written authority therefor.
4. Offers of dedication and covenants and other documents governing the reservation and maintenance of undedicated open space, provided that all such offers of dedication and covenants shall bear the certificate of approval of the Township Solicitor as to their legal sufficiency and compliance herewith.
5. Copies of the homeowners agreements for common open space or other common elements which is not to be offered for dedication to the Township.
6. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the owner or owners of the property to the effect that the development as shown on the application for final approval is made with his

or their free consent and that it is desired to record the application and accompanying documents upon their approval.

7. Whenever a developer proposes to establish a street which is not offered for dedication and not required to be offered for dedication, he shall submit a copy of statements co-signed by the Township Solicitor that he has made an agreement on behalf of his heirs and assigns with the Township. Said agreement shall be subject to the Township Solicitor's approval and shall be recorded with the plan. Said agreement shall establish the condition under which the streets may later be offered for dedication and stipulate among other things:
 - a. That the street shall be in a good state of repair as certified by the Township Engineer, or that the owner or owners of the lots along it agree to include with the offer of dedication sufficient money, as estimated by the Township Engineer, to restore the street to conform with Edgmont Township design standards.
 - b. That an offer to dedicate the street shall be made only for the street as a whole.
 - c. That the method of assessing repair costs shall be as stipulated.
 - d. That where applicable agreement to offer the street for dedication by the owners of sixty (60) percent of the lots shall be binding on owners of the remaining lots.
 - e. Such other related information as deemed necessary by the Board of Supervisors to make their determination.
- C. In the event the application for final approval has been filed, together with all drawings, specifications, covenants, easements, performance

bonds, and other documents in support thereof, and as required by this Ordinance and the official written communication for tentative approval, the Township shall within forty-five (45) days of such filing, grant such development plan final approval.

- D.** In the event the development plan as submitted contains variations from the development plan given tentative approval, the Board of Supervisors shall refuse to grant final approval and shall, within forty-five (45) days from the filing of the application for final approval, so advise the applicant in writing of said refusal, setting forth in said notice the reasons why one or more of said variations are not in the public interest. In the event of such refusal, the applicant may either:
1. Refile his application for final approval without the variations objected to; or
 2. File a written request with the Board of Supervisors that it hold a public hearing on his application for final approval.

If the applicant wishes to take either such alternate action, he may do so at any time within which he shall be entitled to apply for final approval, or within thirty (30) additional days of receipt of notice that the development plan was not in substantial compliance. In the event that the applicant shall fail to take either of these alternate actions within said time, he shall be deemed to have abandoned the development plan. Any such public hearing shall be held pursuant to public notice within thirty (30) days after request for the hearing is made by the applicant, and the hearing shall be conducted in the manner prescribed in this Ordinance for public hearings on applications for tentative approval. Within thirty (30) days after the conclusion of the hearing, the Board of Supervisors shall, by official written communication, either grant final approval to the development plan or deny final approval. The

grant or denial of final approval of the development plan shall, in cases arising under this section, be in the form and contain the findings required for an application for tentative approval set forth in this Article.

- E.** A development plan, or any part thereof which has been given final approval shall be so certified without delay by the Board of Supervisors and shall be filed by the landowner of record forthwith in the Office of the Recorder of Deeds before any development shall take place in accordance therewith. Upon the filing of record of the development plan, the zoning and subdivision regulations otherwise applicable to the land included in such plan shall cease to apply thereto. Pending completion in accordance with the time provisions stated in Section 508 of the Pennsylvania Municipalities Planning Code, of said planned residential development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plan, or part thereof, as finally approved, shall be made except with the consent of the landowner. Upon approval of the final plan, the applicant shall record the plan in accordance with Section 918 herein, and post financial security in accordance with Section 903 of the Edgmont Township Subdivision and Land Development Ordinance.
- F.** In the event that a development plan, or a section thereof, is given final approval and thereafter the applicant shall abandon such plan or the section thereof that has been finally approved, and shall so notify the Board of Supervisors in writing; or, in the event the applicant shall fail to commence the development project or section thereof in accordance with the time provisions stated in Section 508 of the Pennsylvania Municipalities Planning Code, after final approval has been granted, no development or further development shall take place on the property included in the development plan until after the said property is re-subdivided and is reclassified by enactment of an amendment to the Edgmont Township Zoning Ordinance.

SECTION 915 LEGAL REMEDIES

The Township may avail itself to any and all remedies provided by law including, but not limited to those specified in Section 211 of this Ordinance and in the Pennsylvania Municipalities Planning Code, as amended.

SECTION 916 BONDING/SECURITY FOR COMPLETION OF IMPROVEMENTS

Security shall be provided which is acceptable to the Township in an amount to cover the costs of any improvements which may be required.

SECTION 917 INSURANCE AND INDEMNITY

The Township shall require appropriate liability insurance and minimum limits of coverage in regard to any development in a PRD. The Township shall be a "named insured" under all such liability policies, without premium liability therefor, said policies shall further be written to exclude the operation of any "other insurance" clause. The Township shall also require from the applicant a defense, indemnity and hold harmless agreement in favor of the Township which shall be insured by the applicant to at least the minimum limits required by the Board of Supervisors for liability insurance.

SECTION 918 RECORDING

The final plot plan will be recorded by the landowner in the Office for the Recording of Deeds in and for Delaware County, Pennsylvania, within ninety (90) days of the granting of final approval by the Board of Supervisors. The Recorder of Deeds of the County shall not accept any plan for recording, unless such plan officially notes the approval of the Board of Supervisors and review by the DCPD.

SECTION 919 FEES

Fees for review of the final plan shall be established by resolution of the Board of Supervisors, which fees shall not exceed costs incurred. Should any funds remain after the final plan is processed and reviewed, they will be returned to the applicant.

SECTION 920 REGULATIONS FOR MOBILEHOME PARKS AND MANUFACTURED HOME PARKS

In addition to the applicable requirements set forth in the Edgmont Township Subdivision and Land Development Ordinance, Building Code, Fire Code, and Plumbing Code, the following shall apply:

A. Development Standards

1. Site Location. The following locational requirements shall apply:
 - a. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
 - b. Not subject to flooding.
 - c. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.
2. Site Drainage Requirements.
 - a. The ground surface in all parts of every mobilehome park shall be graded and equipped to drain all surface water in a safe, efficient manner.
 - b. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the PA DEP.

c. Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobilehome park.

3. Soil and Ground Cover Requirements.

a. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetable growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

b. Mobilehome park or manufactured home park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects or other harmful pests.

4. Mobilehome Park or Manufactured Home Park Areas for Non-Residential Uses.

No part of any mobilehome park or manufactured home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of the residents and for the management and maintenance of the mobilehome park or manufactured home park.

5. Required Setbacks.

a. All setbacks from perimeter property lines of a tract shall be in accordance with Section 907.A.9.

b. There shall be a minimum distance of twenty-five (25) feet between a mobilehome or manufactured home, including accessory structures attached thereto, and:

- (1) Adjoining pavement of a common parking area or other common areas and structures.
 - (2) Adjoining pavement of a street.
 - (3) Any administration, service, or accessory building.
6. Requirements for Mobilehome or Manufactured Home Accessory Structures.
- a. Any accessory structure to a mobilehome or manufactured home which: is attached to a mobilehome or manufactured home and/or located within ten (10) feet of any of its windows, and has a top or roof that is higher than such window, shall be considered to be part of the mobilehome or manufactured home.
 - b. Individual storage buildings shall not exceed six (6) feet by eight (8) feet. They shall not be located closer than two (2) feet from a mobilehome or manufactured home, or its side or rear property line.
7. Mobilehome Park or Manufactured Home Park Street System.
- a. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
 - b. Access to and internal streets of mobilehome parks or manufactured home parks shall be designed to minimize congestion and hazards at their entrance(s) or exit(s) and to allow free movement of traffic on adjacent streets. These mobilehome park or manufactured home park streets shall have a minimum road pavement width of twenty-four (24) feet, provided parking is off-street. A minor street serving less than ten (10)

mobilehomes or manufactured homes may have a minimum width of eighteen (18) feet provided parking is prohibited on both sides of said street.

- c. Streets shall be at approximately right angles within one hundred (100) feet of an intersection. A distance of at least one hundred fifty (150) feet shall be maintained between centerlines of offset intersection streets. Intersections of more than two (2) streets at one (1) point should be avoided.
- d. Streets shall be constructed in conformance with the Township standards for materials and thicknesses.
- e. All mobilehome parks or manufactured home parks shall be furnished with lighting fixtures so spaced and so equipped with luminaries as to provide adequate levels of illumination throughout the mobilehome park or manufactured home park for the safe movement of vehicles and pedestrians at night. Lighting fixtures shall be positioned so as not to shine directly into mobilehome or manufactured home units.

8. Off-Street Parking Areas.

- a. Off-street parking areas shall be provided in all mobilehome parks or manufactured home parks for the use of park occupants and guests. A minimum of two (2) parking places for each mobilehome or manufactured home unit shall be required.
- b. Required car parking spaces shall be located to provide convenient access to the mobilehome or manufactured home, but shall not exceed a distance of two hundred (200) feet from the mobilehome or manufactured home that it is intended to serve.

9. Walks and Patios.

- a. All mobilehome parks or manufactured home parks shall provide safe, convenient and functional pedestrian access of adequate width for intended use between individual mobilehomes or manufactured homes, streets and all community facilities provided for the residents. Sudden changes in alignment and gradient shall be avoided.
- b. Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, such common walks shall have a minimum width of four (4) feet.
- c. All mobilehome or manufactured home stands shall be connected to streets, driveways or parking spaces by common walks. Such walks shall have a minimum width of four (4) feet.
- d. Each mobilehome or manufactured home shall have a paved patio of at least one hundred eighty (180) square feet.

10. Mobilehome or Manufactured Home Stands

- a. The area of the mobilehome or manufactured home stand shall be improved to provide an adequate foundation for the placement of the mobilehome or manufactured home.
- b. The mobilehome or manufactured home stand shall be designed so as not to heave, shift, or settle unevenly under the weight of the structure because of frost action, inadequate drainage, vibration or other forces acting on the superstructure and shall make provisions for tie-down of the mobilehome.

11. Recreation Areas

Recreation areas and facilities shall be provided to meet the anticipated needs of the residents of the mobilehome park or manufactured home park.

12. Landscaping

- a. All mobilehome parks or manufactured home parks shall provide screening along the property boundary line separating the mobilehome park or manufactured home park and adjacent property.
- b. The screening area shall be at least ten (10) feet wide. The height of the foliage shall be five (5) to six (6) feet. A landscaping plan shall be submitted showing the location, size and species of all trees and shrubs to be preserved or planted.
- c. Deciduous trees of varying species shall be planted within the mobilehome park or manufactured home park at the ratio of at least four (4) per mobilehome. In the event that a substantial portion of the tract is wooded and a substantial number of trees remain after development, the Board of Supervisors may modify this requirement, upon the recommendation of the Planning Commission.
- d. Deciduous and/or evergreen shrubs of varying species shall also be planted within the mobilehome park or manufactured home park at a ratio of at least eight (8) per mobilehome or manufactured home.
- e. Ground cover shall be planted within the mobilehome park or manufactured home park subject to the review and approval of the Board of Supervisors upon the recommendation of the Planning Commission.
- f. Planting of landscape material shall be in accordance with a plan prepared by a

Landscape Architect, and shall be completed within six (6) months of occupancy of the dwelling units. Failure to carry out the landscaping plan within such time shall warrant denial of the mobilehome park's or manufactured home park's annual license as hereinafter provided.

13. Water Supply

a. Sources of Supply.

- (1) The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobilehome or manufactured home.
- (2) The source of supply shall also be adequate for fire protection and shall comply with the National Fire Protection Association Standard No. 501A and any amendment thereof.
- (3) The water supply shall be in compliance with the Department of Environmental Protection and the Environmental Protection Agency regulations, and shall be operated by a State Certified Water System Operator. Documentation of same shall be provided.

b. Water Storage Facilities.

- (1) All water storage reservation shall be covered, watertight and constructed of impervious materials. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

c. Water Distribution System.

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

d. Individual Water-Riser Pipes and Connections.

- (1) Individual water-riser pipes shall be located within the confined area of the mobilehome or manufactured home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
- (2) The water-riser pipe shall have a minimum inside diameter of three-quarters (3/4) inches and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobilehome or manufactured home does not occupy the lot.
- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect

risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

- (4) A shut-off valve below the frost line shall be provided near the water-riser pipe on each lot. Underground stop and waste-valves are prohibited unless their type of manufacture and their method of installation are approved.
- (5) Clean outs and vents, and traps shall be provided.
- (6) All of the above shall comply with the Edgmont Township Plumbing Code.

14. Sewage Disposal

a. Individual Sewer Connections.

- (1) Each mobilehome or manufactured home stand shall be provided with at least a four (4) inch diameter sewage riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the drain outlet will approximate a vertical position.
- (2) The sewer connection shall have a nominal inside diameter of not less than four (4) inches and the slope of any portion thereof shall be at least one-quarter (1/4) inch per foot. All joints shall be watertight.
- (3) All materials used for sewer connections shall be semirigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.

- (4) Provision shall be made for plugging the sewer riser pipe when a mobilehome or manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half (1/2) inch above ground elevation.

b. Sewer Lines.

- (1) All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the mobilehome park or manufactured home park water supply system. All sewer lines shall be constructed of materials approved by the PA DEP and by Edgmont Township.

15. Electrical Distribution System

a. General Requirements.

- (1) Every mobilehome park or manufactured home park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with Philadelphia Electric Company's specifications regulating such systems and the National Electric Code.

b. Power Distribution Lines.

- (1) All power lines shall be located underground.
- (2) All direct burial conductors or cable shall be buried at least twenty-eight (28) inches below the ground surface and shall be insulated and specially

designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.

c. Individual Electrical Connections.

- (1) Each lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, one hundred (100) amperes.
- (2) The mobilehome or manufactured home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.
- (3) Where the calculated load of the mobilehome or manufactured home is more than one hundred (100) amperes, either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

d. Required Grounding.

- (1) All exposed non-current-carrying metal parts of mobilehomes or manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors and other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobilehomes or manufactured homes or other equipment.

16. Service Buildings and Other Community Service Facilities

The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities when constructed as:

- a. Management offices, repair shops and storage areas.
- b. Laundry facilities.
- c. Indoor recreation areas.
- d. Commercial uses supplying essential goods or services for the exclusive use of park occupants.
- e. No such construction shall commence until a building permit has been obtained as required by Edgmont Township for the erection or alteration of buildings.
- f. Where an administration or service building is provided, it must contain a toilet and lavatory for each sex and storage areas for occupants of the park.

17. Structural Requirements for Buildings

- a. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture.
- b. Construction of administration and service buildings shall be in compliance with all applicable building codes, plumbing codes, and the like, and shall be maintained in a clean, sanitary and structurally safe condition.

18. Refuse Handling

The storage, collection and disposal of refuse in the mobilehome park manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the sanitary regulations of the PA DEP and Edgmont Township.

19. Insect and Rodent Control

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the applicable requirements of the PA DEP and Edgmont Township.

20. Fuel Supply and Storage

a. Natural Gas Systems.

(1) Natural gas piping systems when installed in mobilehome parks or manufactured home parks shall conform to the rules and regulations of the American Gas Association.

(2) Each lot provided with piped gas shall have a United Gas Improvement Company approved shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with a United Gas Improvement Company cap to prevent accidental discharge of gas when the outlet is not in use.

21. Liquefied Petroleum Gas Systems

a. Liquefied petroleum gas systems provided for mobilehomes or manufactured homes, service buildings or other structures when installed shall be maintained in conformity with the rules and regulations of the National Fire Protection Association, and BOCA.

- b. The design, installation and construction of containers and pertinent equipment for the storage and handling of liquefied petroleum gases shall conform to the regulations promulgated by the Pennsylvania Department of Labor and Industry, and such other governmental agencies as have jurisdiction thereover.
- c. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- d. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
- e. All liquefied petroleum gas piping outside of the mobile home shall be well-supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in structures.
- f. Vessels of at least twelve (12) U.S. gallons and less than sixty (60) U.S. gallons gross capacity shall be maintained in a vertical position and shall be securely, but not permanently, fastened to prevent accidental overturning. No vessel shall be placed any closer to any window than three (3) feet.
- g. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome manufactured home, or any other structure.
- h. All pipe connections shall be of a flare type.

22. Fuel Oil Supply Systems.

- a. All fuel oil supply systems provided for mobilehomes or manufactured homes, administration service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the National Fire Protection Association Standard and BOCA.
- b. All piping from outside fuel storage tanks or cylinders to structures shall be securely, fastened in place.
- c. All fuel oil supply systems provided for mobilehomes, manufactured homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
- d. All fuel storage tanks or cylinders shall be securely placed and shall be not less than five (5) feet from any exit, and not less than three (3) feet from any window.
- e. Storage tanks located in areas subject to traffic shall be protected against physical damage.

23. Fire Protection

- a. The mobilehome park or manufactured home park shall be subject to the Edgmont Township fire prevention rules and regulations.
- b. Mobilehome park or manufactured home park areas shall be kept free of litter, rubbish and other flammable materials.
- c. Portable hand-operated fire extinguishers of a type suitable for use on oil fires and approved by the local fire prevention authority shall be kept in each service and administration building under park control

and shall be required by the mobilehome or manufactured home operator to be placed in each unit in the park, located in a fixed location, preferably near a door, but not in close proximity to cooking facilities.

- d. All mobilehome parks or manufactured home parks shall be provided with fire hydrants to meet the specifications of the National Fire Protection Association (NFPA), and in sufficient numbers to be within six hundred (600) feet of all existing and proposed structures, mobilehomes, or manufactured homes as measured along streets.
- e. The water supply source shall permit the operation of a minimum of two (2), one and three-quarter (1 3/4) inch hose streams.
- f. Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park, for a period of at least twenty (20) minutes.

24. Decorative Skirt.

After a mobilehome or manufactured home has been placed on the stand, the hitch which is employed for the usual and normal movement of the unit shall be removed, and there shall be placed around the base of the unit a functional and attractive decorative skirt so as to obscure the wheels of the unit and the undercarriage mechanism.

B. Management Requirements

- 1. Responsibilities of the Mobilehome Park or Manufactured Home Park Management.

- a. The operator and owner shall be responsible for maintaining all common facilities including, but not limited to, roads, parking areas, sidewalks or pathways, common open space, water supply including fire hydrants and sewage disposal systems and administration and service buildings, in a condition of proper repair and maintenance. If upon inspection by the Code Enforcement Officer, Sewage Enforcement Officer, and Township Engineer, it is determined that the park is not in compliance with this standard of maintenance, the licensee shall be considered to be in violation of this Ordinance and the Code Enforcement Officer shall notify the operator or licensee of the particulars of any such violation.
- b. In the event of failure to maintain the facilities, the operator and licensee shall thereafter have thirty (30) days in which to correct any such violations, unless the violation is determined by the Code Enforcement Officer to constitute a hazard to the health or safety of the residents of the park, in which case he shall order that the violation be corrected forthwith.
- c. The park management shall supervise the placement of each mobilehome or manufactured home on its stand which includes securing its stability and installing all utility connections.
- d. The park management shall give the Township as well as the representative of the PA DEP free access to all lots, service buildings and other community service facilities for the purpose of inspection.
- e. The management shall maintain a register containing the names of all park occupants and the date of arrival of each mobilehome or manufactured home. Such register shall

be available to any authorized person inspecting the park.

- f. The management shall report new park arrivals to the Township Secretary and to the Township Tax Collector. This report shall be made no less than monthly in a written report form. The management shall report the departure of all persons not less than thirty (30) days prior to such departure.

C. Maintenance Bond

1. The licensee of a park shall, prior to issuance of any certificate of occupancy pursuant to final approval of an application, post with the Township a maintenance bond in a form acceptable to the Township Solicitor in an amount sufficient to cover, for a period of two (2) years, the cost of maintenance of all common facilities as defined herein, as determined by the Township Code Enforcement Officer. The bond shall remain in effect for the duration of the operation of the park.
2. In the event of noncompliance with an order pursuant to this Ordinance, the Township may enforce the maintenance bond to provide for the correction of violations.

D. Required Permits

1. It is unlawful to any person to construct, operate, maintain, or alter a mobilehome park or manufactured home park without prior compliance with this Ordinance, and issuance and receipt of a building permit or use and occupancy permit, as may be appropriate. Edgmont Township will issue no permits until the applicant has complied with all applicable requirements of Delaware County, the PA DEP, and such other governmental agencies as may have jurisdiction thereover. No mobilehome or manufactured home may be removed

from the park without prior notice to the Code Enforcement Officer and the issuance of a removal permit by the Township Tax Collector.

2. Application to PA DEP. All applications for permits shall be made by the owner of the park or his authorized representative in accordance with the rules and regulations, PA DEP, Chapter 4, Article 415, Regulations for Mobilehome Parks, adopted October 30, 1959, and as amended from time to time.
3. Inspection of Park and Issuance of Park Permit. Upon receipt of such application, the Township Code Enforcement Officer, Board of Supervisors and Planning Commission shall forthwith inspect the applicant's park to determine compliance with the provisions hereof. Upon favorable determination of same and upon being furnished a copy of the permit issued by the PA DEP to the applicant, and payment of the fee prescribed herein, the Township Zoning Officer shall issue a park permit to applicant which shall be valid until the end of the calendar year in which the permit is issued.

E. Annual Licenses

1. In addition to the initial permit, the operator of a mobilehome park or manufactured home park shall apply in the month of December to the Edgmont Township Zoning Officer for an annual license to continue operation of the park for the succeeding calendar year. Prior to the issuance of any annual license, the Code Enforcement Officer shall insure that the park continues to meet all standards of all governmental agencies having jurisdiction thereover, including, but not limited to, Delaware County, the PA DEP, and further, that the park is in compliance with all terms of this Ordinance, and such terms and conditions as may be issued by Edgmont Township as part of the initial approval, or subsequent approval, of the park or any phase thereof.

F. Registration

1. It shall be unlawful for any person to operate a mobilehome park within the limits of Edgmont Township unless he holds certification of registration issued annually by the PA DEP and by Edgmont Township in the name of such person for the specific mobilehome park. Proof of PA DEP registration shall be furnished to the Edgmont Township Zoning Officer by no later than February 1 of each year.
2. Every person holding a certificate shall file a notice in writing to the PA DEP and the Edgmont Township Zoning Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobilehome park or manufactured home park, or any parcel, lot or track therein. If the certificate of registration is transferred by the PA DEP, proof for such transfer shall be furnished the Edgmont Township Zoning Officer forthwith.

G. Inspection

1. The Township Zoning Officer, Sewage Enforcement Officer or any other representative of the Edgmont Township Board of Supervisors may inspect a mobilehome park or manufactured home park at reasonable intervals and at reasonable times to determine compliance with this Ordinance.
2. Whenever, upon inspection of any park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or any regulations adopted pursuant thereto, the Edgmont Township Zoning Officer shall give notice in writing to the person to whom the certificate was issued, advising them that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in Edgmont Township

shall be suspended at the end of such period. Such park shall be re-inspected, and if such conditions or practices shall not have been corrected, the Township Zoning Officer shall suspend the license and give notice in writing of such suspension to the person to whom the certificate is issued.

SECTION 921 AREA AND BULK/DESIGN STANDARDS FOR SUBDIVISION OPTION

- A.** As a conditional use, a landowner or developer may be allowed to develop a tract consisting of at least 12 contiguous acres (gross) in the PRD-2 District with Single Family Detached Dwellings under the Subdivision Option provided that the following criteria are met:
1. A minimum lot area of six thousand (6,000) square feet shall be provided.
 2. A minimum lot width at the street line of thirty-five (35) feet and a minimum lot width at the building line of fifty (50) feet shall be provided for each dwelling lot.
 3. A minimum front yard of fifteen (15) feet shall be provided.
 4. A minimum rear yard of ten (10) feet shall be provided.
 5. Each lot shall have two (2) side yards having a minimum aggregate width of twenty (20) feet, provided that neither side yard shall be less than five (5) feet.
 6. Impervious surface shall not exceed sixty per cent (60%) of any lot area. Building coverage shall not exceed 40% of any lot area.
 7. No use other than the uses listed in Section 903.B.4 and their accessory uses shall be permitted on the tract.

921.A.8.

921.B.

8. The PRD-2 Design Standards of Section 907 (including those amended by this ordinance), except for Sections 907.A.11. and 907.A.15. shall apply to a development under a Subdivision Option. Sections 907.A.11. and 907.A.15. shall not apply to an application for development under a Subdivision Option.

B. The provisions of Article 21 relating to Conditional Uses, shall apply to an application under a Subdivision Option. Sections 902, 905.B.4., 906, 907.A.11., 907.A.15., 908, 910, 911, 912, 913 and 914 of Article 9 shall not apply to an application under a Subdivision Option.