

ARTICLE V

DESIGN STANDARDS

§. 501 Application of Standards

The following land development principles, standards and requirements will be applied by the Township in evaluating plans for proposed land developments.

The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety, and general welfare.

Where literal compliance with the standards herein specified is clearly impractical, the Board of Commissioners may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these regulations.

§. 502 Location of Site

All land development Plans must reflect a location which has given consideration to the following factors:

- a) The location of the land development must conform to the Township Comprehensive Plan with respect to streets, public sites and proposed utilities.
- b) The proposed use of the land in any land development must conform to the Township Zoning Ordinance.
- c) Land subject to hazards of life, health, or property as may arise from fire, floods, disease, excessive noise, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.
- d) A land development must be coordinated with existing land development in the neighborhood so that entire area may be developed harmoniously.

§. 503 General Design Standards for Sites

In the layout of any land development attention must be focused on conditions which can affect development. These can include the following:

- a) In all land developments, developers shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks on the basis of Township determination. A grading plan may be required where woods and

- scattered trees occur. The grading plan must show:
- Accurate location of individual significant trees.

 - Accurate existing and proposed ground elevations in relation to these trees. Tree guards during construction and grading and limitation of cuts and fills, both temporary and permanent near the trees may be required as necessary to give reasonable assurance of their continued healthy growth.
- b) Land subject to flooding or other hazards to life, health, or property and land deemed to be topographically unsuitable shall not be platted for residential occupancy or for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazard until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the land development plans. Such land within the development shall be set aside on the plan for uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Where flooding is known to have occurred within the area shown on the plan such area shall be clearly marked "subject to periodic flooding" and shall not be platted in streets and lots.

No building may be erected in any designated flood plain area as specified by engineering data regarding the "100 year flood" or the alluvium and flood prone soils as specified by the U.S. Department of Agriculture-Soil Conservation Service.

§. 504 Street Systems - General

All streets proposed to be constructed within the Township shall conform to the following general design requirements.

- a) Proposed streets shall be planned with regard to the existing street system, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future development extensions of the street system.

- b) Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development.

- c) Proposed streets which are aligned with existing streets, shall bear the name of the existing street. In the event a proposed street is not aligned with an existing street, it shall not bear a name similar to any existing street located

within the Township and/or the same postal service area, irrespective of the suffix street, avenue, boulevard, drive, place, court, etc.

- d) Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- e) The streets must be properly located and built with regard to the proposed traffic functions, including the minimizing of through traffic on minor streets and the protection of major street capacities from excessive marginal access.
- f) The arrangement, character, extent, width, grade, and location of all streets and highways must conform to any applicable Township or County Comprehensive Plan or Official Map.

§. 505 Street Design

- a) Minimum street widths shall be as follows:

REQUIREMENTS/ZONES

ZONE	SIDEWALKS	CURBS*	CARTWAY WIDTH	RIGHT-OF-WAY
R-40	Required**	Required	34 ft.	50
R-15	Required	Required	34 ft.	50
R-12	Required	Required	34 ft.	50
R-8	Required	Required	34 ft.	50
A-O	Required	Required	34 ft.	50
S-C	Required	Required	40 ft.	60
H-B	Required	Required	40 ft.	60
I	Not Required	Required	40 ft.	60

* See Section 505(k)

** Required only on one (1) side of local streets in the R-40 zone.

- b) Exceptions to Width Requirements - Provisions for additional street width and right-of way must be required when determined to be necessary as a part of the Comprehensive Plan.
- c) Existing Road Frontage - In the case of a plan containing lots fronting on an existing public road, the developer shall provide any required dedication for widening the existing road right-of-way to meet the right-of way standards in (□.505a).
Where uncertainty exists as to the road classification, it shall be as specified in the Township Comprehensive Plan - Transportation Plan section. The right-of-way to be dedicated must be measured from the centerline of the existing roadway.
- d) Dead End Streets - Shall be prohibited, except when designed

as temporary cul-de-sac streets by the developer on his own land in order to permit future street extensions into adjoining tracts. These temporary dead end streets must be approved by the Township and indicated on the plans. Also, they must be constructed to the same standards as permanent cul-de-sac minus the curbing requirements. The turnaround is to be removed by the developer extending the existing street and replaced by curbing and sidewalks if required, plus clean fill for an affected property owner(s).

- e) Cul-de-sac Streets -Should in general not exceed five hundred (500) feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the Township. They must be provided with a paved turnaround with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way. The length of a cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the centerline of the cul-de-sac street and the right-of-way line of the intersection street. The length of the cul-de-sac must be at least 275 feet measured from the last intersection.

- f) Half-Street - Will not be permitted except where dedicated is for widening of an existing publicly maintained road and the remaining half of such road to the full width of right-of-way required is free and clear of existing buildings or other structures to the required setback line and the dedication or acquisition of the remaining half street is otherwise possible. Whenever there is an existing half-street adjacent to a tract to be developed, then the other half of the street shall be platted and dedicated with such tract unless otherwise determined by the Board of Commissioners.

- g) Curves - All line and grade changes must be affected with horizontal and vertical curves. Horizontal curves must be true circular curves at least 150 feet in length. Vertical curves must be symmetrical parabolic curves. All curves shall be designed in accordance with the standards established by the American Association of State Highway and Transportation Officials for the following design speeds:

<u>TYPE OF STREET</u>	<u>DESIGNED SPEED</u>
Arterial	60 MPH
Collector	50 MPH
Local	40 MPH
Cul-de-sac (Street)	30 MPH

- h) Grades - The grades of streets must meet the requirements below:

	<u>MINIMUM GRADE</u>	<u>MAXIMUM GRADE</u>
All Streets	1%	
Arterial		6%
Collector		7%
Local Streets		10%
Cul-de-sacs (Turnaround)		6%

- i) Crown - There shall be a four inch (4") crown on all proposed 34 foot cartways and a six inch (6") crown on all proposed 40 foot cartways.
- j) Slope of Banks - Measured perpendicular to the street centerline may not exceed one quarter inch (1/4") per one foot (1') within the right-of-way.

Such slopes shall be suitably planted with perennial grasses or other vegetation to prevent erosion.

- k) Curbs - Curbs must be installed in all subdivision and land developments. All curbs must be concrete. Concrete curbs must be of the vertical or slant type and constructed as specified in Township Street and Sidewalk Ordinance. Rolled curbs are prohibited. Vertical or slant concrete curbs are optional except in the Shopping-Commercial, Highway Business, and Industrial Zones where only vertical concrete curbs are allowed. The transition from one type of curb to another type may be affected only at a street intersection.
- 1) Sidewalks - Sidewalks are required as shown in (§.505a) of this Ordinance. All sidewalks must be concrete and constructed as stipulated in the Township Street and Sidewalk Ordinance.

§.506 Intersection Design

- a) Angle of Intersections - Intersections must be as nearly at right angles as possible. However, in no case should they deviate from the standards below:

	<u>TYPE OF INTERSECTION</u>				
	<u>Arterial</u>	<u>Arterial</u>	<u>Collector</u>	<u>Collector</u>	<u>Minor</u>
Angle of Intersection of Street Centerlines	With <u>Arterial</u>	With <u>Collector</u>	With <u>Collector</u>	With <u>Minor</u>	With <u>Minor</u>
	90°	75°-105°	75°-105°	75°-105°	75°-105°

- b) Intersection Grades - Intersections must be approached on all sides by level areas. Where the grade exceeds 7%, these level areas must have a minimum length of 100 feet measured from

the intersection of the centerlines) within which no grade may exceed a maximum of 4%.

- c) Intersection Curve Radii - Design of curb or edge of pavement must take into account such conditions as types of turning vehicles, likely speeds of traffic, angle of turn, number of lanes, and whether parking is permitted; but curb or edge of pavement radii must not be less than the following:

<u>Type of Intersection</u>	<u>Minimum Simple Curve Radii of Curb or Edge of Pavement</u>
Arterial with Arterial	40' or more, as determined after consultation with Pennsylvania Department of Transportation
Arterial with Collector and Local	35'
Collector with Collector	30'
Collector with Local Street	25'
Local Street with Local Street	20'

Three-centered compound curves equivalent to the above minimum simple curves are permitted and encouraged where applicable.

Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to the cord of the curb radius corners.

- d) Intersection Sight Distances - Proper sight lines must be maintained at all street intersections. Clear sight triangles of one hundred feet (100') for all collectors, local roads and cul-de-sacs and two hundred feet (200') for all arterial streets (may be reduced to 150 feet (150') at the discretion of the Township Engineer) measured along street center lines from their points of junction shall be provided at all intersections and no building, structure, grade or planting higher than three feet above the centerline of the street shall be permitted within such sight triangles.

- e) Distance Between Intersections - Shall be in accordance with the following:

TYPE OF INTERSECTION					
Minimum Distance Between Centerlines of	Arterial With <u>Arterial</u>	Arterial With Collector & <u>Local</u>	Collector With <u>Collector</u>	Collector With <u>Local</u>	Local With <u>Local</u>

Intersections 800' 800' 600' 500' 500'

Minimum
Separation of
Centerlines Must be in alignment with
for Streets Not planned or proposed streets
in Alignment entering from opposite side. 200' 200'

- f) Multiple Intersections - Involving junction of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.

§. 507 Other Street Provisions

- a) Access - Streets shall be laid out to provide access to all lots and to adjacent undeveloped areas, and the developer shall improve these streets to the limits of the development.
- b) Access Drives - Within ten (10) feet of a street right-of-way line, an access drive width shall not exceed 20 feet or be less than 10 feet.

On a street frontage, the number of access drives shall not exceed two per lot or dwelling.

An access drive shall not cross a street right-of-way line:

- Within forty (40) feet of the right-of-way line of an intersecting street.
- Within five (5) feet of a fire hydrant.
- Within twenty-five (25) feet of another access drive on the same property.
- Within three (3) feet of a property line.

The minimum angle between the centerline of the access drive and the street shall be not less than sixty-five (65) degrees. An access drive must be located in safe relationship to sight distance and barriers to vision. The drive slope shall not exceed 5% within twenty-five (25) feet of the street right-of-way and may not exceed 12% for the remainder of the drive. Where a drive enters the right-of-way through a cut, the banks of the cut shall not exceed 50% in slope within twenty-five (25) feet of the street right-of-way. The height of the bank shall not exceed 3 feet within 20 feet of the street. All access drives shall be graded to the final street elevation at the point at which they intersect the street. All access drives shall be constructed to the standards of the Penn Township Zoning Ordinance Section 305.5.

- c) Controlling access to the development or to adjacent areas by means of reserve strips is prohibited except when their control is definitely placed in the jurisdiction of the Township under conditions approved by the Board of Commissioners.
- d) Street Names - Shall not duplicate existing or platted street names, or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," "avenue." In approving names of streets, cognizance may be given to existing or platted street names within the postal delivery district served by the Post Office. New streets shall bear the same name of the existing or platted street of which they are a continuation or with which they are in alignment. Street names must be approved by the Board of Commissioners.

§. 508 Blocks

The length, width and shape of blocks shall be determined with due regard to the following:

- Provision of adequate sites for type of buildings proposed.
- Zoning requirements.
- Topography.
- Requirements for safe and convenient vehicular and pedestrian circulation.

Blocks shall have a maximum length of sixteen hundred (1,600) feet, and so far as practical, a minimum length of five hundred (500) feet. In the design of blocks longer than eleven hundred (1,100) feet, special consideration shall be given to the requirements of satisfactory fire protection.

Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots bordering a major traffic street are used.

Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a width of not less than ten (10) feet and a paved walk of not less than four (4) feet.

In commercial and industrial areas, the block layout shall be designed with reference to service of the public and with provisions for adequate off-street parking and loading facilities.

§. 509 Lots and Lot Sizes

- a) Lot Layout in a Development - All lots within a development shall conform to the following requirements:
- Corner lots shall provide for equal setbacks on both streets.
 - Depth and width of parcels laid out or reserved for nonresidential use shall be adequate for the use proposed and sufficient to provide satisfactory space for off-street parking and unloading.
 - Lot depths shall be not less than one nor more than two and one-half times the average width.
 - Residential lots shall front on a dedicated public street, existing or proposed.
 - Double frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets.
 - Side lot lines shall be substantially at right angles or radial to street lines.
- b) Lot Dimensions - The dimensions and areas of the lots must conform to the Township Zoning Ordinance.

Where no public water and public sewerage exists, the Board of Commissioners, in conjunction with the Pennsylvania Department of Environmental Resources, and the Township Sewage Enforcement Officer must analyze the results of the soil percolation tests Performed on the development, in accordance with Section 403.

- c) Setback Lines - The setback lines for buildings must conform to the Township Zoning Ordinance.
- d) Grading - Lots shall be graded to sufficient elevation to secure drainage away from buildings and to prevent the collection of storm water in pools. Roof drainage shall be provided in accordance with the recommendations of the Engineer or such other official as may be designated by the Board of Commissioners. Top soil shall be preserved and redistributed as cover and shall be suitably planted with perennial grasses or ground cover. All grading shall be in conformance with the Penn Township Stormwater Management Ordinance.

§.510 Sewage Disposal

- a) Requirements - Based upon the results of the feasibility report required in §.403 the development must be provided with sanitary sewage disposal facilities as follows:

- Where there is an existing Public sanitary sewer system within two thousand feet (2000') of development, a complete sanitary sewage collection system must be installed and connected to the existing public sanitary sewer system, or
- Where there is no existing public sanitary sewer system, but a public sanitary sewer system is to be installed on or near the development within four (4) years, a complete sanitary sewage collection system must be installed and connected to a temporary package treatment plant until connection to a public sanitary sewer system is made, or capped, and on-site subsurface sewage disposal systems provided until such time that connection to a public sanitary sewer system can be made.
- Sanitary sewers shall not be used to carry storm water.
- Where there is no existing public sanitary sewer system and the feasibility report indicates that a public sanitary sewer system and treatment plant are not feasible, adequate provision of an on-site subsurface sewage disposal system and an approved replacement area must be made.
- If on-site subsurface sewage disposal systems or connection to a public sanitary sewer system or installation of a public sanitary sewer system are not feasible the development shall not be approved.

§. 511 Water Supply

- a) Requirements - Based upon the results of the feasibility report, the development must be provided with water supply facilities as follows:
 - Where there is an existing public water supply system on or within two thousand (2,000) feet of the development a complete water main system connected to the existing public water supply system must be provided, or
 - Where plans approved by the Hanover Municipal Water Works provide for the installation of such public water facilities within four (4) years the developer shall provide a complete water main system ready to be connected to the proposed water main supply system.
 - If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Commissioners or Planning Commission, as the case may be, that the subdivision or 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.

- Where there is no existing public water supply and the feasibility report indicates that connection to a Public water supply system is not feasible, each lot in the development must be provided with an individual water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Resources.

§. 512 Storm Drainage

- a) General Requirements - Adequate storm sewers, culverts, and related facilities must be provided, as necessary, to:

- Permit the unimpeded flow of natural watercourses.
- Ensure the drainage of all low points along the line of streets.
- Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
- Provide adequate drainage away from on-site sewage disposal facilities.

Drainage for Township streets shall be designed in accordance with the PennDOT, Design Manual Part 2, Chapter 12, Drainage Design; and the Penn Township Stormwater Management Ordinance; and, approved by the Township.

Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being developed, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same drainage basin is fully developed.

- b) Lot Drainage - Lots shall be laid out and graded to provide positive drainage away from new and existing buildings.
- c) Nearby Existing Facilities - Where adequate existing storm sewers are readily accessible, the developer must connect his storm water facilities to these exiting storm sewers.
- d) Open Drainageways - When open drainageways are used for the disposal of storm water, the Township shall review the design of such open drainageways in relation to the following:

- Safety: Steep banks and deep pools shall be avoided.
- Erosion: Adequate measures shall be taken, such as seeding, sodding, paving, or other measures as necessary to prevent the erosion of banks and the scouring of the channel bottom.
- Stagnation: Design of open drainageways shall not create stagnant pools or swampy areas.

Whenever the evidence available to the Township indicates that natural surface drainage is inadequate, the developer shall install a storm water sewer system in accordance with approved plans and profiles. The system shall be designed in accordance with the Pennsylvania Department of Transportation Design Manual Part 2, Chapter 12, Drainage Design; the Penn Township Stormwater Management Ordinance; and, be approved by the Township.

Approval: Drainage structures for areas of more than 1/2-mile square shall be subject to approval by the Pennsylvania Department of Environmental Resources.

- e) Abutting Properties - In the design of storm drainage facilities, special consideration must be given to preventing excess runoff onto adjacent developed or undeveloped properties. When a storm drainage outlet will abut another property, the developer must secure the approval in writing of adjoining affected owners. In no case may a change be made in the existing topography which would:

- Within a distance of 20 feet from a property line to the beginning of the slope result in increasing any portion of the slope to more than 70%.
- Result in a slope which exceeds the normal angle of slippage of the material involved.

All slopes must be protected against erosion.

- f) Drainage Upon and On Streets - In order to give proper surface water drainage upon streets, a structure on a lot must be at a grade in satisfactory relationship:

- With the established street grade, or
- With the existing street grade where none is established.

§. 513 Other Utilities

- a) Easements, Width and Location - Easements with a minimum width of twenty (20) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains

and/or other utility lines intended to service the abutting lots and the drainage basin. No structure shall be placed within such easements. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.

- b) Underground Installations - In developments of 5 or more lots, electric, telephone and all other utility facilities shall be installed underground. The developer shall be required, prior to Final Plan approval, to obtain a letter from the appropriate utility company confirming that the developer has entered into an agreement to provide for an underground electric and telephone system in accordance with the Pennsylvania Public Utility Commission Investigation Docket #99, as amended, or has obtained a waiver from said Pennsylvania Public Utility Commission to allow overhead electric and telephone facilities.
- c) Natural Gas Lines - All natural gas lines must be installed in compliance with the USAS Code B31.8, 1968 as amended. The minimum distance from a natural gas line to a dwelling unit must be as required by the applicable transmission or distributing company.
- d) Petroleum Lines - Between a proposed dwelling unit and the centerline of a petroleum products transmission line which may traverse the development, there must be a minimum distance of 100 feet measured in the shortest distance. In instances such that topographic conditions decrease the hazards involved or in which it would cause undue hardship in the efficient layout of the development, the Board of Commissioners may reduce this requirement.

§. 514 Recreation Dedication

- a) The amount of land required to be provided for recreational purposes for single family detached residential subdivisions or land development plans shall be a minimum of 0.02 acres per lot or dwelling unit. Recreation land dedication for multi-family or attached housing shall be a minimum of twenty percent (20%) for the total tract area.
- b) Proposed recreation areas shall:
 - Be easily safely accessible from all areas of the development to be served, have good ingress and egress and have direct access to a public roadway. However, no public roadways shall traverse the site(s).
 - Be contiguous and regular in shape.
 - Have a suitable topography and soil conditions for use and

development as a recreation area.

- Seventy-five percent (75%) of the required areas shall have a slope of five percent (5%) or less.
 - No more than twenty-five percent (25%) of the required area may be within floodplain or wetland areas, as defined by the U.S. Department of Housing and Urban Development's Flood Insurance Rate Maps.
 - Be easily accessible to all essential utilities; water, sewer and power.
 - Be suitable for development as a particular type of park, as categorized by the National Recreation and Park Association's National Park, Recreation and Open Space Standards and Guidelines, 1983, and updates.
 - Be designed and developed according to the standards established by the National Recreation and Park Association.
 - Be compatible with the objectives, guidelines, and recommendations as set forth in the Penn Township Comprehensive Plan and Parks and Recreation Plan and updates.
- c) When the Board deems it to be in the public interest to accept title to dedicated land, such acceptance shall be by means of a clear title deed to the dedicated recreation area.
- d) Recreation areas of less than three (3) acres proposed to be dedicated to the Township shall not normally be accepted, unless opportunities exist to combine them with other recreation areas.
- e) The Board of Commissioners, after having conferred with the Planning Commission and the Parks and Recreation Board may find dedication to be impractical because of the size, shape, location, access, topography, drainage or other physical features of the land, or that such dedication would adversely affect the subdivision or land development and its future residents or occupants, or that there is not other land area within the proposed subdivision which is practical for dedication to the public because of size, access, topography, or other physical characteristics. In such cases the Board of Commissioners shall require payment of a fee in lieu of land dedication.

Such fee-in-lieu payments shall be payable to Township prior to approval of each final section of the overall plan by the Board. The amount of a fee-in-lieu payment shall be determined by using the fair market value of the land that would have been otherwise dedicated. Since dedicated recreation areas must have access to a public roadway and the availability of all utilities, they are

in very real sense developed, and therefore, determinations of fair market value will not be appraised at a raw land rate.

- f) All approved Recreation Areas shall be completed and dedicated before 50% occupancy has been reached in any applicable subdivision. Withholding of occupancy permits may occur to insure compliance with this provision. Developers required to dedicate land for recreation shall also develop the recreation areas, according to the National Park, Recreation, and Open Space Standards and Guidelines published by the National Recreation and Park Association in 1983 and any succeeding updates or revisions.
- g) In cases where the opportunity exists to combine dedicated recreation areas, the developer shall be required to escrow funds that will pay for later construction of facilities on a combined recreation area according to the subdivision's percentage contribution to the ultimate combined recreation area. The Township will then develop the combined recreation area with the escrowed funds when all portions thereof have been deeded over to the Township.
- h) Actual size, number, placement and other specifications of recreation facilities to be developed shall be recommended by the Parks and Recreation Board and Staff to the Planning Commission and Board of Commissioners after negotiations with the developers. The specifications of recreational facilities to be developed shall bear a reasonable relationship to the anticipated use of the facilities by future inhabitants of the development or subdivision.

- i) Final subdivision and/or development plans shall indicate location and specifications of all recreation facilities to be constructed and metes, bounds and acreage(s) of the recreation area(s).
- j) Recreation facilities shall be bonded and have improvement guarantees posted or deposited as with any other subdivision improvements - streets, sidewalks, curbs, drainage facilities, utilities, etc.
- k) The developer shall install, as a minimum, the following number recreation facilities on the land which has been set aside for this purpose:

<u>Dwell.</u> <u>Units</u>	<u>Total Number</u> <u>of Recreational Facilities</u>
24 or less	1
25-49	3
50-99	5
100-199	7
200-299	9
300-400	11
over 400	13

Recreation facilities shall include, but shall not be limited to: play areas; basketball and/or volleyball courts; tennis courts; softball and/or baseball diamonds; pavilions; and soccer and/or football fields. The mix of facilities shall be determined and approved by the Township.

- l) Fee-in-lieu payments shall be arrived at by annual resolutions adopted by the Board of Commissioners that will set the fee-in-lieu amounts for each residential zone classification for the calendar year. Amounts established shall remain in effect until a succeeding resolution establishing other rates is adopted.

The formula for all residential zone classifications shall be as follows:

$$\begin{array}{r}
 \text{Recreation Area Required} \\
 \text{Fee in Lieu} \\
 43,560 \text{ sq. ft.} \\
 \text{Payment}
 \end{array}
 \times
 \begin{array}{r}
 \text{Development} \\
 \text{Cost Factor}
 \end{array}
 \times
 \begin{array}{r}
 \text{Average} \\
 \text{Lot Price}
 \end{array}
 =$$

Where:

Recreation Area Required - The area calculated under the provisions of Section 514 (a) expressed in square feet.

Development Cost Factor - The percentage of the average lot price attributable to the cost of developing the lot as defined in Article I. This percentage shall be established by the Township Engineer.

Average Lot Price - This amount is determined by taking the arithmetic average of all open market residential lot sales in Penn Township for the previous year. Open market sales shall not include multiple property/single consideration, nominal consideration, family member, forced sale or partial interest sales as defined by the York County Assessor's Office. This figure will be calculated on annual basis and established by the Board of Commissioners.

- m) Fee in lieu money authorized by this Ordinance shall, upon its receipt by the Township, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities and Recreation District for which the fee was received. Interest earned on the account shall become funds of that account. Funds from the account shall be expended only for the purpose of providing park or recreation facilities accessible to the development, and located in the District from which the funds were generated.

The Recreation Districts shall be as follows:

- Recreation Planning District (RPD) #1 bounded to the west, north and south by Township boundaries and to the east by Baltimore Street (PA Route 94).
 - RPD#2 is bounded to the west by Baltimore Street, to the north by the Western Maryland Railroad and to the east and south by Township boundaries.
 - RPD#3 is bounded to the west north and east by Township boundaries and to the south by the Western Maryland Railroad and the Township boundary.
- n) Upon request of any person who paid fee-in-lieu under this Ordinance, the Township shall refund such fee, plus interest accumulated thereon from the date of payment, if the Township has failed to utilize the fee paid for the purposes set forth in this Ordinance within three (3) years from the date such fee was paid.

§. 515 Other Public Sites

In large-scale land developments the dedication of sites for other appropriate public uses, such as but not limited to schools, library, and public service buildings, may be required. Such areas or sites must be of a character, extent, and location as to be clearly related to the local and neighborhood needs of the residents of the development. No land may be required for dedication which would primarily serve the need of the Township as a whole as distinguished from the development or neighborhood.