**CHAPTER 22**

**SUBDIVISION AND LAND DEVELOPMENT**

**Part 6**

**Land Development Requirements**

**§601. Applicability.** The standards outlined in this Chapter shall be applied by the Township in evaluating Land Developments. A specialized type of subdivision, a land development requires the approval of a site plan by the Township utilizing the same procedures required for the approval of a conventional subdivision. Generally, the site plan shall show the location of proposed buildings and all facilities included within the development for the common use of occupants or the general public. Facilities that shall be shown on the site plan include driveways, internal streets, parking areas, loading areas, landscaped areas, outdoor recreation facilities, sidewalks and pathways, utilities, and storm water management facilities. The detail and precision required in the preparation of the land development plan is dependent upon the type of land development, specifically whether it is a major or minor land development according to the criteria stated below. In addition, all other applicable standards of this Ordinance and the Township Zoning Code not in conflict herewith shall apply unless otherwise noted in this Chapter.

**§602. Types of Land Development.**

(1) Minor Land Development. A plan for a minor land development shall be prepared in accord with the plan requirements specified for a SKETCH PLAN in Section 3.2 of this ordinance. A minor land development shall be defined as:

(a) A single non-residential building of less than 2,000 square feet; or

(b) The placement of two (2) single family detached dwellings on a single lot.

(c) Notwithstanding anything in this Chapter to the contrary, the temporary placement of two (2) single family detached dwellings on a single lot shall not be considered a Land Development provided:

 (1) The owner of the real estate and the Township execute a written agreement setting forth the conditions of the temporary placement.

 (2) One of the said two (2) single family detached dwellings is removed within one year of the date of the said written agreement unless the same is extended in writing by the Township.

 (3) The purpose of the placement is to permit the erection of a second single family detached dwelling with the original single family detached dwelling to be removed at the completion of the second dwelling or to provide temporary living accommodations while the original single family detached dwelling is being remodeled, repaired, reconstructed or refurbished.

 (4) The owner of the said real estate shall provide financial security to assure that one single family dwelling will be removed as provided herein.

 (5) In the event the owner of the real estate fails to remove one single family dwelling within the time provided herein, Township shall have the right, utilizing the financial securities, to enter upon the said real estate and remove one of the said single family dwellings.

 (6) Township or its agent or agents shall have the right to enter upon the said real estate to inspect the same for compliance with this provision.

(Ordinance No. 03-02, adopted March 25, 2003)

 (2) Major Land Development. A major land development shall be prepared in accord with the plan requirements specified for PRELIMINARY AND FINAL PLANS in Sections 3.3 and 3.4 respectively of this Ordinance. A major land development shall include:

(a) A non-residential building greater than 2,000 square feet in size; or

(b) Two or more non-residential buildings on a single lot; or

(c) Four (4) or more residential units or three (3) or more residential structures on a single lot.

 (3) Land Development Exceptions. Act 170 of 1988 provides for the exclusion of certain activities from the definition of land development. The following shall not be regarded as land development in White Deer Township although applicable zoning regulations shall apply:

 (a) The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium; or

(b) The addition of any accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or

(c) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclass, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until plans for the expanded area have been approved by proper authorities.

**§603. Cluster Subdivision Developments.**

(1) Purpose. The following standards and requirements are intended to permit the clustering of detached and attached structures on reduced sized lots with the reservation of open spaces. This type of development shall be designed to achieve:

(a) A characteristic of design and site planning in which houses are grouped together on a tract of land and each cluster of homes is set off from others like it by an intervening space that helps give visual definition to each individual cluster; and

(b) The preservation and utilization of unusual and important physical features of undeveloped land that is held for the common recreational enjoyment of the adjacent residents or the township at large; and

(c) More efficient use of the land and of public facilities required to serve new residential developments.

 (2) Development Standards. The following development standards shall be met in addition to the standards specified in the Township Zoning Code:

(a) All internal streets and driveways within the development shall meet the requirements of Part 4 of this Chapter.

(b) Convenient off street parking spaces shall be provided within 200 feet of the dwelling unit served.

(c) Access to public streets shall be limited to well defined entrance and exit lanes. They shall be separated by dividers or planting islands.

(d) Painted lines, arrows, and dividers shall be provided and maintained to control parking and internal circulation. Parking and service areas shall be separated from driving lanes.

**§604. Multiple Unit Dwelling Developments.**

(1) The developer shall submit with the land development plan a description of the type of multiple unit dwelling proposed, indicating the number of dwelling units per structure.

(2) The developer shall submit with the land development or subdivision plan a proposal for the maintenance of all facilities which are shared by residents within the proposed development. If the developer proposes to subdivide and convey individual dwelling units within the development, and agreement which assigns maintenance responsibility for commonly used facilities shall be recorded with the subdivision plan and referenced in the deeds for all properties in the development.

(3) If the developer proposes to subdivide and convey individual dwelling units within the development, an exact legal description of the areas or dwelling units to be conveyed shall be provided.

(4) All internal streets within the development shall meet the requirements of Part 4 of this Chapter.

(5) All pertinent standards from the Township Zoning Code shall apply.

(6) A minimum of 500 square feet of usable open space, exclusive of streets, parking areas, structures, and service areas shall be provided for each dwelling unit within the development.

(7) Access to public streets shall be limited to well defined entrance and exit lanes. They shall be separated by dividers or planting islands.

(8) Painted lines, arrows, and dividers shall be provided and maintained to control parking and internal circulation. Parking and service areas shall be separated from driving lanes.

**§605. Recreational Vehicle Park and Campground Developments.**

(1) Plan Notations. It shall be noted on the land development plan that:

(a) Recreational Vehicle Parks or Campgrounds are designed for intermittent recreational use, and that recreational vehicles used for full time residential occupancy shall not be permitted within the development; and

(b) It shall be the responsibility of the park owner to maintain all park facilities, including internal roads, sewage disposal facilities, and areas designated for open space.

 (2) Development Standards.

(a) All internal streets within the development shall meet the requirements of private streets found in Chapter IV.

(b) Developments designed to accommodate travel trailers or recreational vehicles shall be provided with individual sewer hookups at each site or with a community dump station for sewage disposal. Sewage disposal and water supply facilities shall be constructed in accord with the standards of the Department of Environmental Resources and Sections 4.13 and 4.14 of this Ordinance.

(c) The maximum number of lots or camping spaces within the development shall not exceed 15 per acre.

(d) The minimum site or camping space shall be 30 feet wide by 50 feet deep with a minimum of 30 feet of frontage on the internal street system.

(e) A minimum of two (2) off street parking spaces shall be provided for each site or camping space within the development.

(f) The Township may require the developer to provide a minimum of ten (10) percent of the gross area of the park or campground for recreation and open space.

**§606. Commercial and Industrial Land Developments.** Commercial Land Developments, including, but not limited to shopping centers, motels, and Industrial Land Developments such as industrial parks and multiple tenant industrial buildings shall comply with all applicable standards of the Township Zoning Code. In addition, the following standards shall apply:

(1) Access to public streets shall be limited to well defined entrance and exit lanes. They shall be separated by dividers or planting islands.

(2) Painted lines, arrows, and dividers shall be provided and maintained to control parking and internal circulation. Customer parking and driving lanes shall be separated from delivery drives and loading areas.

(3) Screen plantings may be required by the Township where adjacent land use dictates their placement.

(4) All parking areas, off street parking spaces, loading and unloading areas, driveways, access drives and internal driveways shall be designed, constructed and maintained in accordance with all applicable Township ordinances and regulations, including but not limited to the White Deer Township Zoning Chapter.

(Ordinance No. 42, adopted April 25, 2012)

(Ordinance No. 90-2, adopted October 23, 1990)