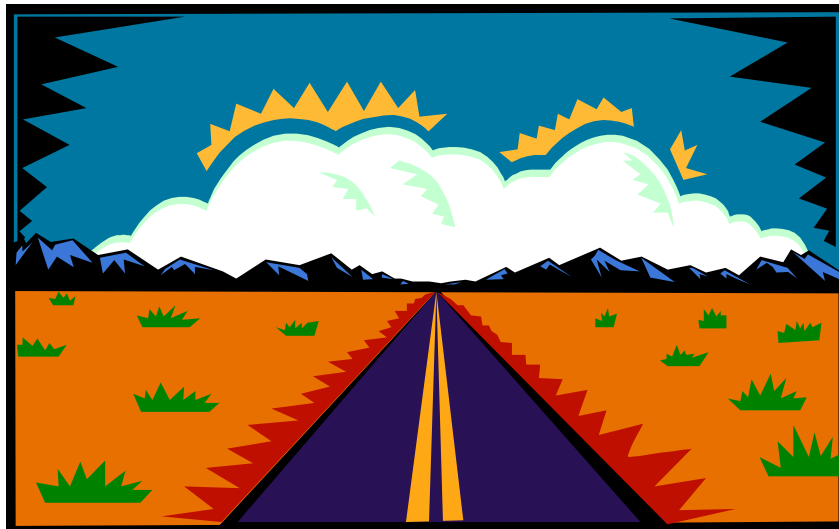


ARTICLE XIII



LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

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Section 1301 Jurisdiction

Certain physical developments are classified as land developments in the Pennsylvania Municipalities Code, Act 247 and as such are subject to regulation. Land developments include, but are not limited to, mobile home parks, recreational vehicle parks, apartment complexes, and shopping centers. Of these examples, both mobile home parks and recreational vehicle parks are covered elsewhere in this Ordinance. Other types of land development will be governed by this Article. Land development is characterized by the fact that the development site is in a single ownership and the buildings and/or use areas are rented or leased to prospective users. There is no division of land typical or land subdivision actions, although buildings and/or use areas may be sold at the time of development or at some future time. It shall be unlawful for an applicant to construct land developments as defined herein until:

- 1301.1** The Final Site Plan has been approved by the Planning Commission and recorded as required by this Ordinance.

- 1301.2** A valid permit from the Pennsylvania Department of Environmental Protection, where applicable, has been approved for issue to the applicant.

- 1301.3** A valid Occupancy Permit has been secured from the local municipality or from the Pennsylvania Department of Transportation for highway right-of-way occupancy for the purpose of constructing access facilities.

Section 1302 Procedures

In processing a land development, the three-stage procedure established in this Ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Site Plan, and Final Site Plan stages. The land development shall be processed, and submission requirements shall be the same as that required for subdivisions. The Final Site Plan shall be recorded in the County Recorder's Office.

Section 1303 Assurance for Completion and Maintenance of Improvements

Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements (such as roads, parking areas and storm water drainage devices), which are to be privately maintained or maintained by a private (non-public) organization created by the developer – there is no need for municipal acceptance of the site improvements (roads, storm water drainage devices). However, in these instances, roads and stormwater drainage shall be designed and built to the standards established in this Ordinance, and the Planning Commission and local municipality shall ascertain that these improvements are, in fact, built to such standards. Where the developer does not intend to maintain the improvement and where a homeowner's association

or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance for such facilities. This document will be legally enforceable, one clearly establishing maintenance responsibility. It must be approved by the County Planning Commission and the local municipality.

In lieu of a plat plan, the developer shall submit a Site Plan. Such Plan shall be at a scale of 1" to 10'. Where building development and parking lot development is in excess of twenty-five thousand (25,000) square feet, combined topographic data at two (2) foot contour intervals shall be required. Each site plan shall through one or more pages show:

- A. Existing site conditions (topography, as needed, drainage, tree clusters, buildings, utilities, roads and nearby properties).
- B. Proposed developments, including buildings (with frontal elevation), parking, vehicular and pedestrian access areas, storm drainage, landscaping, utility location and size.

Section 1304 Design Standards for Apartment Complexes and Shopping Centers

- 1304.1** Vehicular access connections to the surrounding existing road network shall be safe, shall have adequate site distances, and shall have the capacity to handle the projected traffic.
- 1304.2** For apartment complexes for the elderly, there shall be a minimum of one parking space per dwelling unit. For all other apartment complexes, there shall be a minimum of two (2) parking spaces per dwelling unit.
- 1304.3** For shopping centers, there shall be a minimum of two thousand five-hundred (2,500) square feet of off-street parking space for each one thousand (1,000) square feet of building area including storage areas but excluding basement areas.
- 1304.4** For apartment complexes, the maximum density in dwelling units per gross acre shall be 12.0.
- 1304.5** Service areas for the land development shall be planned and constructed such that they are not visible from adjacent uses.
- 1304.6** The site plan shall demonstrate building locations and areas for vehicular circulation.
- 1304.7** A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development. For retail developments of seventy thousand (70,000) square feet of building area or more, such plan must be prepared by an engineer.
- 1304.8** For all developments in excess of twenty five hundred (2,500) square feet in building size and forty-three thousand five hundred and sixty (43,560) square feet (1 acre) in parking lot size, a storm drainage plan shall be submitted. It shall follow the criteria for such plans set forth by this Ordinance and shall be reviewed by the Clearfield County Conservation District.

- 1304.9** A complete landscaping plan shall be submitted by all developers that includes a complete interior landscape plan in addition to a landscaped transition to adjoining properties. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis, or provide shades.
- 1304.10** A complete interior pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site.
- 1304.11** Exterior lighting, when used, shall be of a design and size compatible with adjacent areas.
- 1304.12** The Planning Commission shall be provided with information on the availability of water that is in conformance with *Section 1003 - Water Supply*.

Section 1305. Signs

When a subdivision or land development is located in a municipality having a zoning ordinance, regulations regarding signage shall be controlled by their provisions. If, in the local ordinances or regulations, there are no provisions regarding signage, applicant is strongly encouraged to consider adhering to the design guidance for signage as outlined in the PA Wilds Design Guide attached herein as Appendix 33.

Section 1306. Lighting.

When a subdivision or land development is located in a municipality having a zoning ordinance, regulations regarding lighting shall be controlled by their provisions expressed therein. If, in the local ordinances or regulations, there are no provisions regarding lighting, applicant is strongly encouraged to consider adhering to the design guidance for lighting as outlined in the PA Wilds Design Guide attached herein as Appendix 33.