

CLEARFIELD COUNTY



SUBDIVISION & LAND DEVELOPMENT ORDINANCE 1995

ENACTED: SEPTEMBER 5, 1995

EFFECTIVE: JANUARY 1, 1996

AMENDED: SEPTEMBER 2, 2003

AMENDED: AUGUST 26, 2014

*CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE*

**CLEARFIELD COUNTY SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE**

ORDINANCE NUMBER 95-2

AN ORDINANCE OF THE COUNTY OF CLEARFIELD DEFINING AND REGULATING THE SUBDIVISION OF LAND AND THE DEVELOPMENT THEREOF; ESTABLISHING PROCEDURES FOR THE CONSIDERATION OF MINOR AND MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS; REQUIRING THE PREPARATION OF SKETCH, PRELIMINARY, FINAL AND AS-BUILT PLANS; REQUIRING CERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER OR DEVELOPER AND ESTABLISHING DESIGN STANDARDS FOR IMPROVEMENTS; REGULATING SALE OF LOTS, ERECTION OF STRUCTURES, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF STREETS, SEWERS, OTHER FACILITIES AND PUBLIC IMPROVEMENTS; PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE; AND PRESCRIBING PENALTIES FOR VIOLATION.

PREAMBLE STATEMENT

PURPOSE, OVERALL GOAL, POLICIES, RECOMMENDATIONS AND BENEFITS

WHEREAS, The Board of County Commissioners of Clearfield County, Pennsylvania desires to adopt rules and regulations establishing minimum standards for the subdivision and development of land in the County; and

WHEREAS, The County of Clearfield has, through a comprehensive planning process, including the official adoption of the Clearfield County Comprehensive Plan (1991) Update^{*}, recognized certain land use Policies and Recommendations which are more fully described as the following:

^{*} The Clearfield County Comprehensive Plan (1991) Update was accepted and endorsed by the Clearfield County Planning Commission on October 15, 1991. The Comprehensive Plan was subsequently adopted by the Clearfield County Commissioners on December 10, 1991

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- A. The Clearfield County Comprehensive Plan (1991) Update*, recognizes as its first Goal of the Clearfield County Planning Program is “TO ENSURE THE ORDERLY AND EFFICIENT DEVELOPMENT OF CLEARFIELD COUNTY THROUGH CAREFUL LAND USE PLANNING.”
- B. The Clearfield County Commissioners, as part of the adopted Clearfield County Comprehensive Plan (1991) Update* recognized certain land use policies which are as follows:

A Policy for Development

The majority of future residential, commercial, industrial, transportation, and public facilities development in Clearfield County should be encouraged to occur within our existing urban communities. These communities are the major growth areas of the future and are now providing a level of services that make them attractive for people and are capable, in varying degrees, of absorbing growth. Expansion of additional services can be done at the same time will not overburden, or put excessive pressure on, lands which should remain in a less developed state; e.g., agricultural lands. At the same time, rural communities and villages could accept a limited amount of growth compatible with their local environments.

- C. The adopted Clearfield County Comprehensive Plan (1991) Update also recognized that there are certain features of Clearfield County that must be considered which either pose Developmental Limitations or are Sensitive Areas. These Policies related to Development Limitations and the Sensitive Areas are as follows:

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1. Development Limitations

a. *Recommendations for Floodplains*

Floodplains should be either maintained in their developed state or be put to uses compatible with floodplain environment. Such uses include agriculture, parks and other non-structural recreational uses, and wildlife areas. The development, which already exists in the floodplains, should be encouraged to take the necessary precautions against damage and loss through floodproofing and participation in the Federal Flood Insurance Program.

b. *Recommendation for Soil Resources*

The limitations of the soil are a major factor in determining the use of the land. Development should not take place in areas where the soils present severe engineering or environmental restrictions; likewise, areas that have soils suitable for non-development uses such as agriculture, forested, floodplains, should remain as non-developed areas.

c. *Recommendation for Sloping Land*

Lands with slopes of seventeen (17) percent or greater have had limited development in the past. Future uses, such as sensitively designed residential development, should maintain the sloping lands for their scenic, watershed, recreational, forested and mineral repository roles.

d. *Recommendation for Mine Subsidence Areas*

Due to the potential severity of mine subsidence, development should not be encouraged in those areas where known abandoned deep mines exist.

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However, as an alternative to prohibiting all development in areas of underground mines or requiring extensive engineering tests, another approach to this problem is the recognition of this Development Limitation by local government agencies, landowners, developers, and prospective lot purchasers.

2. Sensitive Areas

a. *Recommendation for Agricultural Land*

The best protection for keeping agricultural land is to preserve and enhance the agricultural economy. Development to accommodate population, commercial and industrial growth should take place on non-agricultural lands (not on prime agricultural Class I & II soils) whenever and wherever possible. Alternate uses of agricultural land could be recreational, forested or vacant; other uses could destroy this irreplaceable source.

WHEREAS, it is the intent of the Clearfield County Commissioners that in addition to the above, it is further the Purpose of the Ordinance that the adoption of these rules and regulations which establish minimum standards for subdividing and development of land within the County will be of benefit to the lessee or purchaser of land, to the sub-divider or developer, and to the municipality in which the development is located. These benefits include the following:

A. Benefits to the Lessee or Purchaser

1. Accurate descriptions of the land to be leased or sold;
2. Assurance that soils are satisfactory for home sites and sewage disposal, and that adequate steps will be taken to prevent soil erosion and sedimentation.

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3. Assurances that lots will either abut a public road or have access via a right-of-way agreement, which also sets forth responsibility for maintenance;
4. Assurances that the sources of public water are identified, and that suitable easements are provided to reach the land;
5. Assurances that roads will be adequate to provide fire and ambulance protection, and that fire hydrants will be provided in large developments;
6. A minimum of hidden expenses by placing the burden of providing necessary facilities on the developer, or by clearly stating on the plan who is responsible for such facilities; and

B. Benefits to the Sub-divider or Developer

1. Accurate description of the soils and the limitations of the soil on the land to be subdivided;
2. Assistance in the design of the development in the form of recommendations by experienced staff;
3. For the transfer of all costs of the development to the purchases through the purchase price;
4. For the establishment of clear responsibility for right-of-way maintenance, easements and ease of permit issuance, thereby reducing the potential for expensive and lengthy litigation when such issues are not considered;
5. For reduction of disputes over land ownership by requiring accurate survey;
6. For compliance by all landowners to protect the value of property; and

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C. Benefits to the Municipality

1. Informing the municipality of the needs of proposed future developments;
2. Assuring that the road construction criteria are clearly established and obtaining the acknowledgement of the developer of his responsibility;
3. Assuring adequate rights-of-ways and setbacks;
4. Preventing the imposition of major development costs upon the municipality;
5. Assuring that emergency equipment can reach all lots;
6. Reducing or eliminating the possibility of floods, mine subsidence, erosion, pollution, lack of adequate water and water pressure;
7. Protecting remaining resources from destruction;
8. Planning developments in a coordinated manner to avoid the creation of future problems.

WHEREAS, the Board of Clearfield County Commissioners concurs with and supports the official position of the Clearfield County Comprehensive (1991) Plan as set forth herein as the Overall Goal; Policies; Recommendations; and further concur with the Benefits to the Lessee or Purchaser, the Benefits to the Sub-divider or Developer and the Benefits to the Municipality; and

WHEREAS, the Clearfield County Subdivision and land Development Ordinance is intended to cause subdivisions and land developments to conform with or to provide for such Goals, Policies, Recommendations and Benefits*;

*CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT
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NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of
County Commissioners of Clearfield County, Pennsylvania, and it is enacted and ordained
as follows: *

* The above referenced Goals, Policies, Recommendations and Benefits, as well as the various standards and requirements found elsewhere in this Ordinance, are not intended to be interpreted as a development or consumer guarantee. However, they are intended to serve as guidelines and minimum requirements for use by the Commission, local government agencies and other interested groups and individuals.

**PREPARED WITH FUNDS OF
THE CLEARFIELD COUNTY BOARD OF COMMISSIONERS**

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AMENDED SEPTEMBER 2, 2003
AMENDED AUGUST 26, 2014

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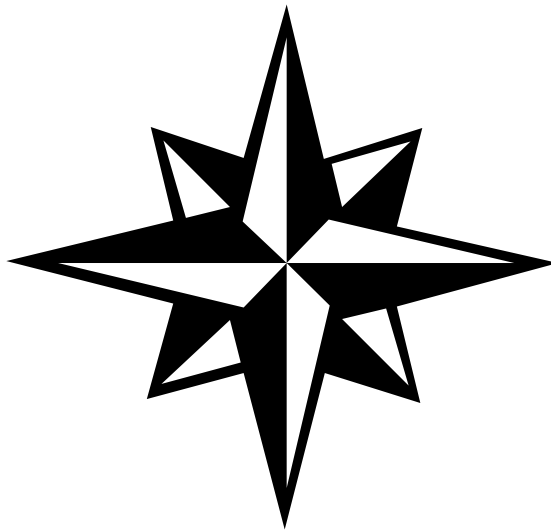
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ARTICLE I



GENERAL PROVISIONS

ARTICLE I

GENERAL PROVISIONS

Section 101 Short Title

This ordinance shall be known as the “Clearfield County Subdivision and Land Development Ordinance.”

Section 102 Purpose

This Ordinance is adopted for the following purposes:

- 102.1** To assure sites suitable for building purposes and human habitation
- 102.2** To provide for the harmonious, orderly, efficient and integrated development of the County.
- 102.3** To assure new development will be coordinated with existing County development.
- 102.4** To provide for adequate easements and rights-of-way for drainage and utilities.
- 102.5** To make provisions, as needed, for the reservation of land as it may be needed for public grounds.
- 102.6** To accommodate prospective traffic, facilitate fire protection and make such provisions as are necessary for public safety and convenience.
- 102.7** To make provisions for appropriate standards for streets, storm drainage, sanitary sewers, water facilities, curbs, gutters and such other improvements as shall be considered needed by the County.
- 102.8** To promote the sound layout and design for subdivisions and land development.
- 102.9** To allow for new and flexible standards of design, where appropriate.
- 102.10** To secure equitable handling of all subdivision plans by providing uniform procedures and standards.
- 102.11** To implement the Comprehensive Plan.

Section 103 Authority

The County of Clearfield is vested by law with jurisdiction and control of the subdivision of land within its boundaries in accordance with Article V of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, Number 247, as reenacted and amended (“Municipalities Planning Code or MPC”). The power to regulate and approve subdivisions and land developments is conferred on the Clearfield County Planning Commission and the Clearfield County Planning Department.

Section 104 Jurisdiction

104.1 In accordance with Section 502 of Article V of the MPC, this Ordinance and any amendments shall be limited to land in those municipalities within Clearfield County which have no subdivision and land development ordinance in effect at the time the Ordinance or amendment is introduced before the governing body of Clearfield County, and until the municipal subdivision and land development ordinance is in effect and a certified copy of such ordinance is filed with the Clearfield County Planning Department.

104.2 Plans for subdivisions within the County shall be submitted to, and approved by, the County before they are recorded. Such approval is in addition to, and does not supercede, those required by other ordinances, resolutions, or regulations of the County or local municipalities.

104.3 Land Development Control

- A. Land development, as herein defined, must comply with the regulations contained herein. Such compliance shall include, but not be limited to, the filing of preliminary and final plats, the dedication and improvements of rights-of-way, streets and roads, and the payment of fees and charges as established by Resolution of Clearfield County.
- B. Land development plans shall indicate the location of each structure and clearly define each unit and shall indicate public easement, common areas, and improvements, all easements appurtenant to each unit, and improvements to public rights-of-way. Developments are subject to the zoning regulations as they apply to use and density requirements, setbacks, parking and other features, and shall be indicated on the land development plans.

104.4 Exemptions.

- A. Subdivisions and/or land developments platted and recorded prior to January 15, 1996 shall be exempt from the requirements of this Ordinance.
- B. Subdivisions and/or land developments incorporated by reference in a deed or other instrument recorded prior to January 15, 1996, including Wills probated prior to January 15, 1996, shall be exempt from the requirements of this Ordinance.

Section 105 Municipal Responsibility and Liability

The provisions within this Ordinance are designed to fulfill the purposes cited in Section 102. The degree of protection sought by the conditions and requirements of this Ordinance for the present and future residents and landowners in the County is considered reasonable for regulatory purposes. This Ordinance does not imply that compliance with minimum requirements for subdivision and land developments will be free from inconveniences, conflicts, dangers or damages.

Therefore, this Ordinance shall not create liability on the part of the individual members of the Board of County Commissioners, The Clearfield County Planning Commission or any officer, appointee or employee of the County for any damages that may result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

Section 106 Responsibility for those municipalities who have their own Subdivision and Land Development Ordinance

In accordance with the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, applications for subdivision and/or land developments located within a city, borough, or township having adopted a subdivision and land development ordinance or subdivision ordinance shall, upon receipt by the municipality, be forwarded to the Director for review and report. Such municipalities shall not approve applications until the Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the Commission.

Section 107 Municipal Adoption of this Ordinance by reference

This Ordinance may be adopted by any local municipality by reference, in accordance with Section 502 of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended. In addition, The Clearfield County Planning Commission may be designated as the official administrative agency for the review and approval of plans for such municipality by separate ordinance, contingent upon formal notice of such action by the municipality to the Clearfield County Planning Commission and the Commission's acceptance of such designation in writing.

Section 108 Effective Date and Repealer

This Ordinance shall become effective January 1, 1996 and shall remain in effect until modified or rescinded by the Board of County Commissioners. This Ordinance shall supercede and replace all other conflicting regulations issued by the County previous to the approval date of this Ordinance.

Section 109 Copies

Copies of the County of Clearfield Subdivision and Land Development Ordinance shall be made available to the general public at the Office of County Planning at a fee adequate to compensate the County for the cost of reproduction.

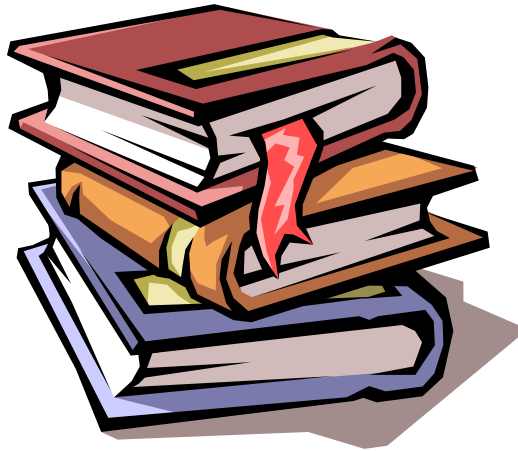
Section 110. Compliance.

No sale of lots and/or application for building permits or occupancy permits shall occur prior to compliance with the requirements of this Ordinance.

Section 111. General Exclusion.

The definitions, sections, or articles of this Ordinance are not intended to apply and shall not be construed to apply to the lease, severance, conveyance, assignment, ownership, subdivision or development of oil, gas, minerals or other subsurface ownership rights, nor surface operations, including but not limited to, drilling, hauling, grading, and digging, conducted therewith.

ARTICLE II



DEFINITIONS

ARTICLE II

DEFINITIONS

Section 201 General Interpretations

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning indicated: words in the singular include the plural, and words in the plural include the singular. The male includes the female and neuter genders. The word “person” includes a corporation, unincorporated association and a partnership as well as an individual or any other legal entity. The words “shall” and “will” are mandatory; the word “may” is permissive. An “agency” shall be construed to include its successors or assigns. Words not defined in the Article or the Pennsylvania Planning Code shall have their normal meanings.

Section 202 Meaning of Words

ADT - Average daily traffic volumes on a road.

Access Drive – A private drive providing pedestrian and vehicular access between a public or private street and a parking area within a land development and any driveway servicing two or more units of occupancy on a single lot of contiguous lots. *See also Street.*

Acre – A measure of land area containing 43,560 square feet.

Agricultural Land – Land used exclusively for the cultivation of the soil, the production of crops or livestock, or the science of forestry; also, land diverted from agricultural use by an active Federal Farm Program, provided the diverted land has a conservation cover of grass, legume, trees, or wildlife shrubs. Agricultural land may include, to a minor degree, farmsteads inhabited by the cultivator of the land, housing for farm employees, and land used for preparation of agricultural products by the cultivator of the land.

Alley – A publicly or privately owned right-of-way primarily for service access to the back and sides of properties.

Applicant – A landowner or developer, as hereinafter defined, who has filed an application for the development including his heirs, successors and assigns.

Application for Development – Every application, whether preliminary, tentative or final, required to be filed and approved prior to the start of construction or development including, but not limited to, an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a land development plan.

Assemblage – The merger of separate properties into a single tract of land. Not considered a subdivision or land development. *See Consolidation.*

Block – A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

Building or Setback Line – The line within a property defining the required minimum distance between any building and the adjacent right-of-way and/or property lines.

Cartway or Roadway – The improved surface, paved or unpaved, of a street or alley designated for vehicular traffic including travel lanes and parking areas, but not including shoulders, curbs, sidewalks or swales.

Clear Sight Triangle – An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street center lines. *See Appendix 25*

Clearfield County Comprehensive Plan – The Clearfield County Comprehensive Plan (2006) Update, and any amendments or updates thereto.

Clearfield County Office – The office of Planning for the County of Clearfield.

Clearfield County Planning Commission File Number (CCPC File Number) – The reference number by which initial applications and subsequent additions are cataloged at the Clearfield County Planning Commission.

Commission – The Clearfield County Planning Commission.

Common Open Space – A parcel or parcels of land or any area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development site, not including streets, off-street parking area, and area set aside for public facilities. *Also see Open Spaces*

Community Water Supply – A utility operated by a municipality or a company regulated by the Public Utility Commission, which supplies potable, domestic water for use by more than one household, business, or institution.

Comprehensive Plan – The official public document prepared in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, consisting of maps, charts, and textual material that constitutes a policy guide to decisions about the physical and social development of a municipality.

Condominium – Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices and other types of space in commercial and industrial buildings or on real property.

Consolidation – The removal of lot lines between contiguous parcels. *See Assemblage.*

Corner Lot – A lot, located at the intersection of two (2) or more existing or proposed street rights-of-way. *See Lot, Corner*

County – The County of Clearfield, Pennsylvania.

County Engineer – A professional engineer licensed as such in Pennsylvania, duly appointed as the Engineer of the County of Clearfield.

County Planning Commission – The Planning Commission of the County of Clearfield.

County Solicitor – A professional attorney licensed as such in Pennsylvania, duly appointed as such in Pennsylvania, duly appointed as the Solicitor of the County of Clearfield.

Cul-de-sac – A street intersecting another street at one end and terminating at the other in a vehicular turn-around. *Also see Appendix 21.*

Cut – An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

Dedication – The deliberate appropriation of land by its owner for general public use.

Deed – A written instrument whereby an estate in real property is conveyed.

Deed Restriction – A restriction upon the use of a property placed in a deed.

Department of Environmental Protection (DEP) – The Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such Department or Departments as may in the future succeed it.

Designated Floodplain Areas – A relatively flat or low land area adjoining a river, stream, or watercourse, which is subject to partial or complete inundation in a 100-year flood. *Also See Floodplain and Floodway.*

Detention Basin (Pond) – An area in which surface water runoff is temporarily stored pending its release at a controlled rate.

Developer – Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made, a subdivision of land or a land development. *See Applicant.*

Development – Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the placement of Manufactured Housing, streets and other paving, utilities, mining, dredging, filing, grading, excavation, or drilling operations, and the subdivision of land.

Development Plan – The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The Phrase “provisions of the development plan” when used in this Ordinance shall mean the written and graphic materials referred to in this definition.

Double-Frontage lot – *See Lot, Double Frontage*

Drainage – The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

Drainage Facility – Any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

Drainage Right-of-Way – The lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

Driveway – A private vehicular passageway providing access between a street and a private parking area or private garage.

Dwelling Unit – Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

Dwelling Unit Density – The number of dwelling units or units of occupancy per acre, exclusive of street rights-of-way.

Easement – A right granted for limited use of private land for public and quasi-public purposes including such things as utilities and drainage.

Egress – An exit.

Elevation – (1) A vertical distance above or below a fixed reference level; (2) a fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, and relationship of grade to floor level.

A. **Floor Elevation** – The elevation of the lowest level of a particular building, including the basement.

B. **Road Grade** – The rate of rise and fall of a road’s surface, measured along the profile of the centerline of the cartway.

Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania.

Erosion – The removal of surface materials by the action of natural elements.

Erosion and Sediment Control Plan – A plan showing all present and proposed grades and facilities for storm water, drainage, erosion and sediment controls, and which is in accordance with Section 1011 of this Ordinance.

Excavation – Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

Exception – Permission to depart from the design standards in the Ordinance.
See Modification of Regulation

Existing Grade or Elevation – The vertical location above some elevation point of the ground surface prior to excavating or filling.

Exit Ramp, Entrance Ramp – Access lanes leading to and from a limited access highway.

Extended Property Lot Line- A line, radial or perpendicular to the street centerline, at each end of the frontage, extending from the right-of-way line to the curb line.

Facilities – Buildings and other structures that involve new land development, or result in a change to existing use of land.

Factory-Built House – *See Manufactured Housing*

Farmland – *See Agriculture Land*

Fill – Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make fill.

Final Plan - *See Plan, Final*

Financial Security – Financial security shall be in the form of a bond from a bonding institution authorized to conduct business in the Commonwealth of Pennsylvania. Federal or Commonwealth chartered institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security. *Also see Performance Guarantee and Article V.*

Fire Lane – A way cleared of obstacles and vegetation at all times so as to allow ingress and egress for vehicles during a fire emergency.

Flag Lot – A lot that has an L-shaped or flag configuration with one side abutting a public road. Such configuration typically has a large lot width along the rear property line. *See Appendix 27*

Floodplain – The area of inundation which functions as a storage or holding area for floodwater to a width required to contain a base flood of which there is a one percent (1%) chance of occurring in any given year. The floodplain also contains both the floodway and the flood fringe. The floodway is the channel of a watercourse and the adjoining land area, which are required to carry and discharge the base flood. The flood fringe is the adjoining area, which may be covered by water of the base flood. The location of a floodplain shall be established in accordance with Section 813, and may include an area of greater magnitude than the base flood if a greater flood hazard area is designated by a municipal ordinance.

Flood-Proofing – Any combination of structural and/or nonstructural provisions, additions, changes, or adjustments to structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents.

Floodway – The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.

Forestry – The management of forests and timberlands when practiced in accordance with accepted silvicultural principles through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

Frontage – That side of a lot abutting on a street; the front lot line.

Future Access Strip – A right-of-way reserved for the future improvement of a street.

Grading and Drainage Plan – A plan showing all existing ground features and proposed grading, including existing and proposed surface and subsurface drainage facilities, described by grades, contours, and topography.

Half-Street – A street of less than the required right-of-way and/or cartway width, such as a street built from the shoulder edge to the eventual centerline. *See also Street.*

Historic Feature – Any building, site, structure, object, district or area that:

- A. Is listed on the National Register of Historical Places; or
- B. Has received a Determination of Eligibility for the National Register from the National Park Service; or
- C. Which is listed on any officially adopted municipal register or inventory of historic features.

Horizon Year – The anticipated opening year of a development, assuming full buildout and occupancy.

Impact Fee – A fee imposed on a development to help finance the cost of improvements or services.

Impoundment – A body of water, such as a pond, confined by a dam, dike, floodgate, or other barrier.

Improvements – Those physical additions and changes to the land that may be necessary to produce useable and desirable lots.

Influence Area – An area which contains 80% or more of the trips that will be attracted to a development site.

Ingress – Access or entry.

Interchange – A grade-separated, bridged system of access to and from highways where vehicles may move from one roadway to another without crossing streams of traffic.

Interior Lot – *See Lot, Interior.*

Intersection – The location where two or more roadways cross at grade without a bridge.

Interstate Highway System – (I-80) A countrywide, federally supported network of controlled and limited access highway.

Land Development – Any of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominium, building groups or other features;
- B. A subdivision of land.
- C. “Land development” does not include development which involves:
 - 1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;

2. The addition of any accessory building, including farm building, on a lot or lots subordinate to any existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, amusement park is defined as a tract or area used principally as a location for permanent amusement structure or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

Landlocked – A lot or parcel of land without direct access to a public road.

Landowner or Owner – The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee, if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

Landscape Architect – A landscape architect registered by the Commonwealth of Pennsylvania.

Lease – A contractual agreement for the use of lands, structures, buildings, or parts thereof for a fixed time and consideration.

Level-of-Service – A measure of the effect of traffic on the capacity of a road.

Local Municipality – For the purpose of this Ordinance, the term local municipality shall mean the borough, township, or city wherein the subdivision under consideration is located. This meaning also includes any municipal authority or private agency which may be asked to accept improvements required by this Ordinance.

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

Lot Area – The total area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding space within any street right-of-ways, but including the area of any easement.

Lot, Corner – A lot abutting upon two (2) or more streets at their intersection, the front of which shall be considered to be the frontage of least dimension on a street, except that where any two (2) frontages shall each exceed one hundred fifty (150) feet in length, either frontage may be designed as the “front” of the lot.

Lot Depth – The average distance measured from the front lot line to the rear lot line.

Lot, Double Frontage – An interior lot which abuts streets in both the front and rear.

Lot Frontage – The length of the front lot line measured at the street right-of-way line.

Lot, Interior – A lot having side lot lines which do not abut on a street.

Lot, Minimum Width – The distance between the side lot lines measured at the building setback line.

Lot, Non-Conforming – A lot of record at the time of the adoption of this Ordinance, which by reason of area or dimension, does not conform to the requirements of this Ordinance.

Lot of Record – A lot described in a deed or shown on a plan of lots which has been recorded in the office of the Recorder of Deeds of Clearfield County, Pennsylvania.

Lot, Reverse Frontage – A lot extending between and having frontage on an arterial street and a local access street, and with vehicular access solely from the latter.

Lot Width – The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot at the minimum required building setback line.

Maintenance Guarantee – Any security, other than cash, which may be accepted by the County of Clearfield for the maintenance of any improvements required by this Ordinance.

Major Subdivision – Any subdivision not classified as a minor subdivision.

Manufactured Housing – A transportable, factory-built, single-family dwelling intended for permanent occupancy, contained in one (1) unit or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated from repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. These structures meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) Code.

Marker – A wood or metal stake placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots. *See Section 1002.1B*

Mediation – A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.

Mile – A linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

Minor Subdivision - The subdivision of land into not more than ten (10) parcels, including the residual located on an existing improved street that does not involve: Installation of improvements as required by this Ordinance; extension of utilities; frontage on any arterial or collector street; adverse effect to adjoining properties; and conflict with Clearfield County Comprehensive Plan, any portion of this Ordinance or other State, County or Municipal ordinance, laws or regulations. Only lots platted since the effective date of this Ordinance, (January 15, 1996) shall be included in the calculation of the number of lots for the purposes of this definition.

Mobile Home Lot – A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured housing.

Mobile Home Pad – The part of a mobile home lot which is being reserved for the placement of the manufactured housing.

Mobile Home Park – A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of manufactured housing. *See Article XI*

Modification – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. Approved by County Board of Commissioners. *See Section 1407*

Monument – A concrete, stone, or other permanent object placed to designate boundary lines, corners of property, and rights-of-ways of streets and utilities, for the purpose of reference in land and property survey. *See Section 1002.1A*

Municipal Authority – A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the “Municipalities Authority Act of 1945”.

Municipal Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania and appointed by the local government as the “Municipal Engineer”.

Municipal Governing Body – The Council in cities and boroughs, the Board of Commissioners in townships of the first class, the Board of Supervisors in townships of the second class, or any other similar body with the final decision-making, budgeting, and appointing authority of a general purpose unit of government.

Municipal Planning Commission – The planning agency appointed by the municipal governing body.

Municipalities Planning Code – Act of Assembly of July 31, 1968, P.L. 805, as amended. Commonly referred to as the “MPC” or Act 247.

Municipality – Any city, borough, township, or other similar general purpose unit of government, excluding County government.

Non-Site Traffic – Vehicle trips passing within the study area as defined in the traffic impact study that do not enter or exit the site and are generally the result of through traffic and traffic generated by other developments.

Official Map – An ordinance adopted and amended from time-to-time pursuant to Article IV of the Pennsylvania Municipalities Planning Code by the Clearfield County Board of Commissioners or a municipal governing body, as appropriate containing a drawing or drawings that show the precise location of future road right-of-ways or lands to be publicly acquired either through purchase or dedication, and which is used to facilitate the proper placement of structures in relation to future property lines.

One Hundred Year Flood – A flood that, on the average, is likely to occur once every one hundred (100) years. *See Floodplain.*

Open Space – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. *Also see Common Open Space.*

Parcel – A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

Peak Hour – The hour during which the heaviest volume of traffic occurs on a road.

Pedestrian Way – A right-of-Way, publicly or privately owned, intended for human movement by walking.

Percolation Test – *See Soil Percolation Test.*

Performance Guarantee – Any security which may be in lieu of a requirement that certain improvements be made before the County and/or local municipality approves a final subdivision or land development plan, including cash, performance bonds, escrow agreements, letters of credit and other similar collateral or surety agreements. *See Financial Security.*

Person – An individual, partnership, corporation, or other legally recognized entity.

Plan – A drawing, together with supplementary data, that describes property.

- A. **Plan, Final** – A complete and exact subdivision plan prepared for official recording as required by statute and this Ordinance.
- B. **Plan, Preliminary** – The preliminary drawing indicating the proposed layout of the subdivision to be submitted to the County of Clearfield for consideration, as required by this Ordinance.
- C. **Plan, Record** – A Final Plan which contains the original endorsement of the municipality and the Commission, which is intended to be recorded with the Clearfield County Recorder of Deeds.

D. **Plan, Sketch** – An informal plan not necessarily to scale indicating salient existing features of a tract and its surroundings and general layout of the proposed subdivision.

Plan, Soil Erosion and Sedimentation Control – A plan for controlling erosion and sediment during construction which shall provide all steps, including scheduling, to assure erosion and sediment control during all phases of construction, including final stabilization. *See Section 1011.*

Planning Code – The Pennsylvania Municipalities Code, Act 247 of 1968, as amended by Act 170 of 1988 and such other amendments to same as may be adopted from time to time.

Planning Commission – The Clearfield County Planning Office.

Plat – The map or plan of a subdivision or land development, whether preliminary or final.

Public Grounds – Includes: 1) Parks, playgrounds, trails, paths and other recreational areas and other public areas, 2) Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities and 3) Publicly owned and operated scenic and historic sites.

Public Hearing – A formal meeting held pursuant to public notice by the County of Clearfield or the Clearfield County Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

Public Meeting – A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the “Sunshine Act”, 53 P.S. SS271 et seq.

Public Notice – Notice as required under the provisions of the Pennsylvania Municipalities Code.

Regulatory Flood Elevation – The 100-year flood elevation plus a freeboard safety factor or one-and-one-half (1 ½) feet.

Renewable Energy Source – Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

Reserve Strip – A narrow parcel of ground having inadequate area for building purposes separating a street or a proposed street from other adjacent properties.

Restrictive Covenant – *See Deed Restriction.*

Re-Subdivision – Any subdivision or transfer of land, laid out on a plan which has been approved by the County of Clearfield which changes or proposes to change property lines and/or public right-of-way not in strict accordance with the approved plan. *See Subdivision Replat.*

Retention Basin – A reservoir designed to retain storm water runoff with its primary release of water being through the infiltration of said water into the ground.

Reverse Frontage Lot – A lot extending between, and having frontage on an arterial street and a minor street, and with vehicular access solely from the latter.

Right-of-Way – Land dedicated for use as a public street, alley or crosswalk, which may also be used by sewer, water, storm sewer, electric, gas, telephone and cable system.

Runoff – The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

Secretary – The Secretary of the Clearfield County Planning Commission.

Sedimentation – The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as “sediment.

Septic Tank – A watertight tank in which raw sewage is broken down into solid liquid, and gaseous phases to facilitate further treatment and final disposal.

Setback (Building Setback Line) – The line within a property defining the required minimum distance between any structure and the ultimate adjacent right-of-way, and the line defining side and rear yards where required. *See Section 805.*

Sewage Disposal System, On-Site - A system of piping tanks or other facilities serving a lot and collecting and disposing of sewage in whole or in part into the soil.

Sewage Disposal System, Public – A sanitary sewage collection method in which sewage is carried from the site by a system of pipes to a central treatment and disposal plant.

Shared Trips – Vehicle trips entering and exiting the site which were using the facility on the adjacent streets and therefore did not generate new trips on the road.

Shoulder – The portion of a roadway (cartway) between the curb or gutter and the travel way intended for emergency and parking use.

Sight Distance – The length of road visible to the driver of a vehicle at any given point in the road when viewing is unobstructed by traffic.

Slope – The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon.

Soil Percolation Test – A field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for on-site sewage disposal.

Soil Survey Report – The most recent edition of the Soil Survey of Clearfield County, Pennsylvania, published by the U.S. Department of Agriculture, Soil Conservation Service.

Staff – The staff of the Clearfield County Planning Commission.

Storm Water Management Facilities – Those controls and measures (e.g., storm sewers, berms, terraces, bridges, dams, basins, infiltration systems, swales, watercourses, and floodplains) used to implement a storm water management program.

Street – Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways or strips of land used or intended to be used by vehicular traffic or pedestrians whether public or private, and including the entire right-of-way. Particular types of streets are further defined as follows:

- A. ***Principal Arterial or Expressway*** – This class of highway facility is devoted entirely to the task of moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. ***Minor Arterial*** – Arterials bring traffic to and from the expressway and serve major movements of traffic within or through the areas not served by expressways. They serve primarily to move traffic, but also perform a secondary function of land service.
- C. ***Collector*** – This class of road serves the internal traffic movement within the municipality and connects developed areas with the arterial system. They do not accommodate long, through trips and are not continuous for any appreciable length. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a minor street and accommodate local internal traffic movement.
- D. ***Commercial*** – Commercial roads service areas whose predominate use is commercial. In function, design and specification, they will be considered as a collector street.
- E. ***Local and Minor*** – The minor streets' sole function is to provide access to immediately adjacent land.
- F. ***Industrial*** – Industrial roads are primarily designed to serve industrial and manufacturing development. These roads will be designed to accommodate extensive truck traffic of all types.

G. **Rural Residential Lane** – A street serving a very low-density area (minimum 2 acre zoning.) The maximum ADT level limits the number of single-family homes on this road to twenty (20). Lanes shall be designed as a two-lane street.

Street Centerline – An imaginary line which passes through the middle of the right-of-way and the cartway simultaneously, or which is in the center of the right-of-way in cases where the cartway is not centered in the right-of way.

Street Line – The right-of-way of any given street.

Structure - Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including, in addition to buildings, billboards, carports, porches, swimming pools, and other building features, but not including sidewalks, drives, fences and porches without a roof or enclosed sides.

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

Subdivision-Consolidation – The combining of individual recorded lots to form a single tract in single ownership. Not considered a subdivision or land development. *See Assemblage; Consolidation*

Subdivision-Major – *See Major Subdivision*

Subdivision-Minor – *See Minor Subdivision*

Subdivision-Replat – The change of a lot line between two (2) abutting existing parcels not intended to create a new parcel and where such lot line change is in full compliance with this Ordinance, any local zoning ordinance and related ordinances, rules and regulations of the County. A replat which involves the creation of new lots or involves more than two (2) lots shall be treated as a major or minor subdivision.

Substantially Completed – Where, in the judgment of the County Engineer or local municipal engineer, at least ninety percent [90%] (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance of the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Surface Drainage Plan – A plan showing all present and proposed grades and facilities for storm water drains.

Surveyor – A professional surveyor, licensed as such in the Commonwealth of Pennsylvania.

Swale – A low-lying stretch of land characterized as a depression used to carry surface water run-off.

Temporary Turn-Around – A temporary circular turn-around at the end of a road which terminates at or near the subdivision boundary bordering undeveloped land.

Topsoil – Surface soils and subsurface soils which normally are fertile soils and soil material, ordinarily rich in organic matter of humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

Tract – *See Lot*

Travel Trailer – A portable, vehicular structure built on a chassis designed as a temporary dwelling for travel, recreation, vacation, and other short-term use.

Trip – A single or one-directional vehicle movement.

Undeveloped Land – Any lot, tract, or parcel of land which has not been graded or in any other manner prepared for the construction of a building or other improvement.

Unit – A part of the property, structure or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property, structure or building.

Unit of Occupancy – An allocation of space within a building or structure that is independent of other such space and that constitutes a separate use. This shall include both fee simple ownership and leaseholds.

Utility Lateral – A utility line between a main line, located in a utility easement or street right-of-way, and the building which the line serves.

Utility Plan – A plan to show all existing and proposed fire hydrants, water and sewer lines, storm sewer lines, gas and electric lines, and street lighting.

Vehicular Capacity – The maximum number of vehicles that can be expected to pass over a given section of roadway or on a specified lane.

Waiver – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. *See Modification*

Water Facility – Any water works water supply works, water distribution system or part thereof, designed, intended, or constructed to provide or distribute potable water.

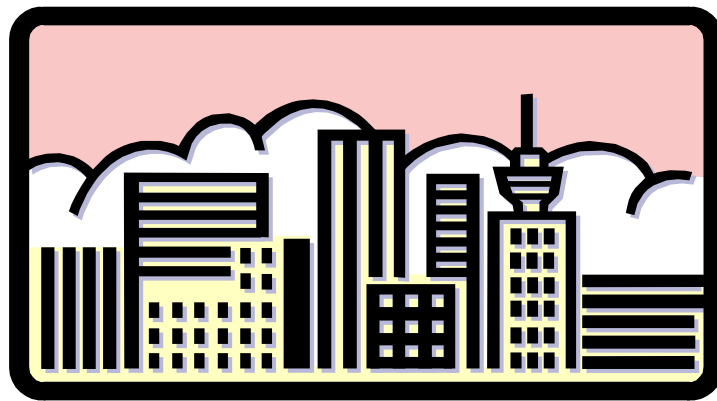
Water Survey – An inventory of the source, quantity, yield, and use of groundwater and surface-water resources within the County.

Watercourse – A permanent stream, river, brook, creek, or a channel, drain, or ditch for water, whether natural or man-made.

Watershed – All land and water within the confines of a drainage basin.

Wetlands – Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances to support, a prevalence of vegetation typically adapted for life in saturate soil conditions, including swamps, marches, bogs, and similar areas.

ARTICLE III



PROCEDURES – MAJOR SUBDIVISION & LAND DEVELOPMENT

ARTICLE III

PROCEDURES – MAJOR SUBDIVISIONS AND LAND DEVELOPMENT

Section 301 Pre-Application Investigation

- 301.1** Developers are urged to discuss possible development sites with the Planning Commission or the Planning Office Staff prior to submission of the Preliminary Plan. The purpose of the pre-application meeting is to afford the developer an opportunity to avail himself of the advice and assistance of these offices. A second purpose is to determine if the proposed development is in general accordance with this Ordinance. The developer is encouraged to further discuss his proposal with the local municipality, the local sewage enforcement officer, Pennsylvania Department of Transportation (Penn DOT) or utility companies as may be appropriate.
- 301.2** A sketch plan may be prepared and presented for review and discussion at the same time. Sketch plans should generally include those items listed under Plan Requirements, Article VII, Section 701 of this Ordinance.
- 301.3** Such discussion and/or sketch plan review will be considered as confidential between the developer and the Planning Office. Submission of a sketch plan shall not constitute formal filing of a plan.

Section 302 Preliminary Plan Application

- 302.1** The Preliminary Plan and all information and procedures relating thereto shall, in all respects, be in compliance with the applicable provisions of this Ordinance when submitted to the County. It is the responsibility of the developer to coordinate his plans pursuant to the provisions of this Ordinance with all private and public service agencies and utility companies.
- 302.2** Six (6) copies of the Preliminary Plan and all required exhibits shall be received during regular office hours of the Planning Office and must be received during regular business hours and at least two (2) weeks prior to the Planning Commission meeting. Plans submitted less than two (2) weeks prior to the Planning Commission meeting shall be automatically tabled to the Commission's next meeting.
- 302.3** Information to be filed with the Preliminary Plans shall generally include those items listed under Plan Requirements, Article VII, Section 702 of this Ordinance, and shall be prepared in accordance with, and submitted with the number of copies, as specified herein.
- 302.4** In cases where the subdivision fronts on an existing or proposed State Highway, or has proposed streets entering on such highways, the developer shall submit the plans to Penn DOT for review and permit(s) if required.

- 302.5** The developer shall deliver the six (6) copies of the Preliminary Plan, with all attachments to the local municipality for its review and (if elected) written comments. No later than two (2) weeks prior to the meeting of the Planning Commission at which the Preliminary Plan is to be considered, the developer shall deliver to the Planning Department: 1) five (5) of the six (6) copies of the Preliminary Plan with the local municipality's confirmation of review endorsed thereon (one copy shall be retained by the municipality); and 2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission. Also see Article VIII, Design Standards.

Section 303 Approval of Preliminary Plan

- 303.1** Upon the Planning Office Staff review (and Penn DOT review, if required) and submission to the local municipality for review and comment, or after thirty (30) days, whichever comes first, the six (6) copies of the Preliminary Plan and other exhibits required for approval will be submitted to the Planning Commission. The Planning Commission will review the Preliminary Plan to determine its conformity to the design standards and requirements contained in this Ordinance and take in into consideration the recommendations of the Clearfield County Planning Office Staff, the local municipality, the utility companies and Penn DOT (if required).
- 303.2** Before acting on the Preliminary Plan, the Planning Commission may arrange for a public hearing thereon. Adequate public notice shall be given.
- 303.3** The Planning Commission shall take final action on the Preliminary Plan within ninety (90) days of the Plan being submitted to the Planning Office. The Planning Commission shall render its decision during a public meeting. Within fifteen (15) days after the public meeting, the Planning Commission shall notify the developer, in writing, of the action taken at the public meeting, and specifying what revisions or additions, if any, will be required prior to the approval of the Final Plan. A copy of the Planning Commission's action shall be sent to the local community.
- 303.4** Any revisions of the Preliminary Plan required, as prerequisites to approval, will be noted on two (2) copies of the Preliminary Plan. One (1) copy of the conditionally approved Preliminary Plan will be returned to the developer and one (1) copy will be retained by the Planning Commission.
- 303.5** Approval of the Preliminary Plan is necessary precedent to approval of the final plan.

Section 304 Final Plan Application

- 304.1** After the developer has received official notification that the Preliminary Plan has been approved and what changes, if any, must be made if the Plan is to proceed to consideration as a Final Plan, the developer has five (5) years in which to submit a Final Plan. If the developer does not do so within the five (5) year period, the approval of the Preliminary Plan shall become null and void unless an extension of time is requested by the developer in writing and is granted in writing by the Commission before the expiration date.

- 304.2** The information and number of plans to be filed with the Final Plan application shall include those items listed under Plan Requirements, Article VII, Section 703 of this Ordinance, and the submission shall be prepared in accordance with that Article and in the number of copies specified therein. The Final Plan shall be filed at the Clearfield County Planning Office during regular business hours and at least two (2) weeks prior to the Planning Commission meeting.

See Section 304.9 regarding local municipality written review and comments on the Final Plan.

- 304.3** Assurance of completion where required shall be submitted in accordance with Article V.
- 304.4** The original and six (6) copies of the Final Plan and all other exhibits required for approval shall be filed with the Clearfield County Planning Office. A copy of Typical exhibits is found in the Appendix.
- 304.5** When an extension of time is granted for the submission of a Final Plan, the Planning Commission shall do one (1) of two (2) things when the Final Plan is submitted: (1) make a finding that the conditions on which its approval of the Preliminary Plan were based have not changed substantially, or (2) require changes in the Plan, prior to final approval, that will reflect any substantial changes on the site of the subdivision or in its surrounding that have taken place since the grant of preliminary approval.
- 304.6** It is not necessary for the whole Plan that received preliminary approval to be submitted as a Final Plan. The Final Plan may be submitted in sections, each covering a portion of the entire proposed subdivision shown on the Preliminary Plan. In the case where development is projected over a period of years, the Planning Commission may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
- 304.7** The developer must provide sewerage and water system plans for the entire development site of the Preliminary Plan regardless of the number of sections or stages to be initially developed. In addition to the sewerage plan, the developer must submit the appropriate sewage facilities planning modules, components and waivers.
- 304.8** The developer shall investigate the existence of wetlands and flood plains and shall cause such existence to be shown on the plan. When necessary, the developer will be responsible to provide a wetland delineation by a qualified “engineer”.

- 304.9** The developer shall deliver the six (6) copies of the Final Plan, with all attachments to the local municipality for its review and (if checked) written comments no less than two (2) weeks prior to the meeting of the Planning Commission at which the Final Plan is to be considered. The developer shall deliver to the Planning Department (1) five (5) of the six (6) copies of the Preliminary Plan with the local municipality's confirmation of review endorsed thereon (one copy shall be retained by the municipality); and (2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission. Also see Article VIII, Design Standards. Final Plans submitted less than two (2) weeks prior to the Planning Commission meeting shall be automatically tabled to the Commission's next meeting.

Section 305 Approval of Final Plan

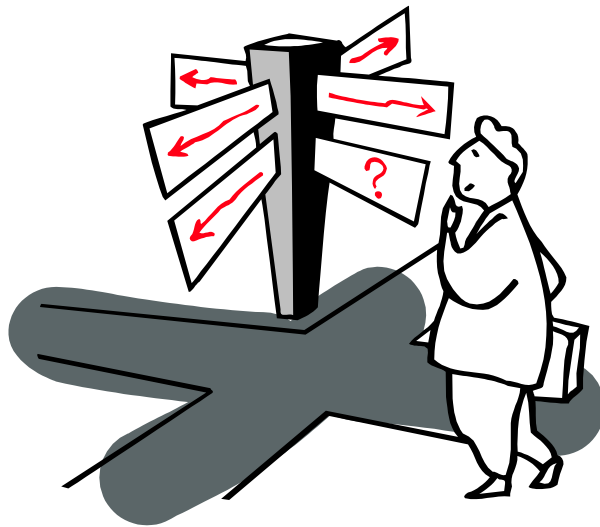
- 305.1** If the Planning Commission finds that the Final Plan and Preliminary Plan, where required, are in conformance with this Ordinance, it shall sign the Final Plan. One (1) copy of the Final Plan will be retained by the Planning Office Staff for the Commission's records.
- 305.2** If the Planning Commission finds that the Preliminary Plan, where required, and/or the Final Plan is not in conformance with this Ordinance, it shall not sign the Final Plan, and shall notify the developer as to the section(s) of this Ordinance that is not being complied with.
- 305.3** The developer may wish to seek a modification of certain regulations where, owing to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship to the developer. All requests for modification shall then be reviewed by the Planning Commission and reviewed and considered by the County Board of Commissioners in accordance with Section 1407 of this Ordinance.
- 305.4** The Planning Commission shall take final action on the Final Plan within ninety (90) days of the Plan being submitted to the Planning Office. The Planning Commission shall render its decision during a public meeting. The decision of the Planning Commission shall be communicated to the developer in writing no later than fifteen (15) days following the date the decision was made.
- 305.5** No final plan shall receive approval by the Planning Commission unless the developer shall have filed with local municipal financial security in the amount of 100% of the municipal engineer's estimate for such improvements, or shall have completed all required improvements listed in Article IX or as local municipality may require in the public interest.
- 305.6** Upon completion of the improvements in accordance with the specifications of this Ordinance or those of the local municipality, the developer shall take steps to dedicate the improvements and have the same accepted by the local municipality.

- 305.7** The developer shall provide copies of the Department of Environmental Protection approved modules, components and waivers for proposed sewage facilities and permits or letters of approval. From the Pennsylvania Department of Transportation, the developer shall provide driveway openings or highway (rights-of-way) occupancy permits or letters of approval.
- 305.8** The filing of any application under this Ordinance shall constitute expressed consent for entry by Commission members and/or staff of property proposed for subdivision and/or land development with reasonable advanced notice to the applicant. Failure to prevent entry and inspection shall constitute a basis for denying the application.

Section 306 Recording of Plan

- 306.1** After completion of all procedures and upon approval of the Final Plan, the Plan shall then be immediately recorded with the County Recorder of Deeds. In no case shall the Final Plan be recorded after ninety (90) days from the date of the Final Plan approval by the Planning Commission. For plans that have not been recorded within (90) days, the chairman and secretary of the Clearfield County Planning Commission may reinstate their names provided that no major changes have been made. Reapproval thereafter may be granted by the Planning Commission provided no changes have been made to the Final Plan.
- Within ten (10) days after the recording of the Final Plan, a copy of the receipt of the County Recorder of Deeds confirming the recording shall be filed with the Clearfield County Planning Department.
- 306.2** The Final Plan shall be recorded with the County Recorder of Deeds before proceedings with the sale of lots, issuance of building permits or the construction of buildings.
- 306.3** Recording the Final Plan after approval shall have the effect of an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park reservations, and school sites and other public service areas as hereafter provided. Approval shall not impose any duty upon the County or the local municipality concerning maintenance or improvement of any such dedicated streets, parks, areas or portions of same until the proper authorities of the local municipality shall have made actual appropriation of the same by ordinance or resolution, or by entry, use or improvement.
- 306.4** The developer may place a notation on the Final Plan to the effect that there is no offer of dedication to the public of certain designated public areas, or streets or alleys, in which event the title to such areas shall remain with the owner, and the local municipality shall assume no responsibility for improvement or maintenance thereof, which fact shall also be noted on the Final Plan.

ARTICLE IV



PROCEDURES MINOR SUBDIVISION AND SUBDIVISION REPLATS

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

ARTICLE IV

PROCEDURES – MINOR SUBDIVISION AND SUBDIVISION REPLATS

Section 401 Pre-Application Investigation

- 401.1** The applicable provisions of the pre-application procedure for major subdivisions may be followed, but is not required.

Section 402 Preliminary Plan Application and Approval

- 402.1** A preliminary Plan is not required, but may be submitted, at the developer's option.

Section 403 Final Plan Application and Approval

- 403.1** All applicable provisions of the Final Plan application and approval procedures (Article III) shall be followed, as shall the provisions of Article VII, Plan Requirements. All applications shall be complete. The Developer shall deliver a copy of the Minor Subdivision Plan to the local municipality for its review and (if elected) written comments. The Developer shall file with the Planning Commission at least one (1) week prior to the meeting of the Planning Commission at which it is to be considered: 1) a copy of the Plan delivered with the local municipality's confirmation of review endorsed thereon; and 2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission.

Section 404 Recording of the Plan

- 404.1** Minor subdivisions and replats shall be recorded in the same manner and with the same responsibilities as other subdivisions. *See Section 306.*

ARTICLE IX



REQUIRED
IMPROVEMENTS

ARTICLE IX

REQUIRED IMPROVEMENTS

Section 901 General

- 901.1** The construction of subdivision improvement is the responsibility of the developer inasmuch as it is his property being developed. Adequate streets, utilities and other improvements are essential elements in the creation and preservation of stable residential, commercial and industrial areas, and must be completed by the developer.
- 901.2** All of the following improvements, as required by the County pursuant to the authority granted in the Pennsylvania Planning Code, Act 247, as amended, shall be completed in accordance with the requirements established by this Ordinance prior to final approval of the Plan, except as otherwise provided herein.
- 901.3** Final Plan approval, except for minor subdivisions and replats, shall not be given prior to the completion and acceptance of all subdivision improvements or the posting of financial security for such improvements.
- 901.4** All the requirements in this Ordinance concerning street paving, curbing, and sidewalks shall be followed, except where the local municipality has adopted other criteria and has requested, in writing, by its governing body that these local standards be used.

Section 902 Improvements

- 902.1** Utility and street improvements shall be provided, where required, in each new subdivision as follows, except that improvements are not required in existing public streets which may be incorporated into, or adjacent to, the subdivision.
- A. Survey monumentation.
 - B. Water supply.
 - C. Sanitary sewage conveyance.
 - D. Storm sewers outside of public streets.
 - E. Streets, including required grading, subgrade, preparation underdrains, base and paving.
 - F. Subgrade drains where necessary.
 - G. Curbing on streets.
 - H. Sidewalks.
 - I. Seeding between the sidewalk and curb.
 - J. Required utilities, street lighting, street name signs and required grading.
 - K. Erosion control, as needed.

ARTICLE V



ASSURANCES OF COMPLETION

ARTICLE V

ASSURANCES OF COMPLETION

Section 500.1 General – The purpose of these regulations is to provide sound subdivision and land development standards for those municipalities within Clearfield County which lack such regulations themselves. Therefore, the assurances for completion, as set forth in this Article, are intended for the protection of the local municipality or authority who will be the parties to accept the public improvements required by this Ordinance. For the purpose of this Ordinance, the term local municipality also means any municipal authority or private agency which may be asked to accept improvements required by this Ordinance. (*See DEFINITIONS*)

Section 500.2 Coordination – It is the intention of this Ordinance that required assurances be provided in such amounts and forms as are acceptable to the local municipality, consistent with this Ordinance and the provisions of the Pennsylvania Municipalities Planning Code.

Section 501 Improvements

501.1 The developer shall, for all major subdivisions, agree to complete all improvements in accordance with Section 509 of the MPC and such other requirements as the County or local municipality may set in the public interest as a prerequisite to approval of the Final Plan.

501.2 No plan shall receive final plan approval unless the developer shall have completed all improvements as required by these regulations or shall have filed with the local municipality appropriate financial security guaranteeing the completion of such improvements.

501.3 The Planning Commission shall require the local municipality to check final construction plans for the correctness and to inspect the construction of improvements. The local municipality shall be further requested to submit its findings in writing to the County Planning Office. In the event the local municipality does not approve the final construction plans, it shall specify how such plans do not meet applicable specifications, citing the specific deficiencies by reference to said specifications. Likewise, if the local municipality does not approve construction of the improvements, it shall specify their deficiencies. These requirements are made to insure the County the ability to communicate any plan or construction deficiencies to the developer in accordance with the provisions of this Ordinance and the Pennsylvania Municipalities Planning Code.

501.4 Upon completion of the improvements in accordance with the specifications of this Ordinance and/or the local municipality, and upon final inspection of the improvements by the local municipal engineer, the developer shall take the final steps to dedicate the improvements and have the same accepted by the local municipality.

501.5 Improvements shall include, but not necessarily be limited to, the following:

- A. Monuments or markers.
- B. Grading, streets, curbs and walks, as required.
- C. Sanitary sewers.
- D. Water service, including fire hydrants.
- E. Storm drainage, as required.
- F. Erosion and sedimentation control measures, as required.
- G. Street lighting, where required.

501.6 Where grading conditions or other circumstances prohibit the placing of lot markers or street monuments at the time of submission of final plat, a cash deposit shall be made with the local municipality in an amount sufficient to cover the installation at a future date. Should installation of the above monuments and markers not be completed within three (3) months after completion date of subdivision by the subdivider, the local municipality shall cause such installation to be completed and pay for same from said cash deposits.

ARTICLE VI



DEVELOPMENT STANDARDS

ARTICLE VI

DEVELOPMENT STANDARDS

Section 601 General Standards

- 601.1** It is the policy of the Commission that these regulations shall state minimum standards for development.
- 601.2** The following requirements and guiding principles for land subdivision shall be observed by all developers, and the Commission shall consider the suitability as to location of any proposed subdivision with respect to the following:
- A. Any development in areas considered by the Commission as habitable yet subject to periodic or occasional inundation shall comply with the regulations and standards as established under Section 809 of this Ordinance and any other Federal, State or local municipal law, rule and regulation, including, but not limited to, the Floodplain Management Act.
 - B. The Subdivision Plan shall conform to the official map and Comprehensive Plan of the Local Municipality if either have been adopted and as the same shall have been amended from time to time.
 - C. No subdivision showing reserve strips controlling access of public ways will be approved.
 - D. The following regulations and/or legislation must also be complied with:
 - 1. Pennsylvania Sewage Facilities Act.
 - 2. Pennsylvania Storm Water Management Act.
 - 3. Local Land Use Control Ordinances and other local ordinances pertaining to land use or development.
 - 4. Regulations of the Pennsylvania Department of Transportation relating, but not limited to, driveway and street openings.
 - 5. Wetland regulations and restrictions.
 - 6. Fire protection.
 - E. Land which is subject to flooding, subsidence or underground fires either shall be made safe for the purpose for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.

ARTICLE VII



PLAN REQUIREMENTS

ARTICLE VII

PLAN REQUIREMENTS

Section 701 Sketch Plan

- 701.1** A subdivision sketch plan may be submitted by the developer or property owner as a basis for informal and confidential discussion with the Staff of the Planning Office.
- 701.2** Data furnished in a sketch plan shall be at the discretion of the developer. The sketch plan need not be to scale and the precise dimensions are not required. It is suggested that the following items be included in the sketch plan presentation:
- Proposed subdivision name, identifying title and the words "Sketch Plan"
 - Subdivision boundary
 - North arrow
 - Streets on and adjacent to the tract
 - General topography and physical features
 - Proposed general street layout
 - Proposed general lot layout
 - Proposed easements
 - Information relative to and the location of water and sanitary sewer lines in and adjacent to the proposed subdivision
 - Surrounding property and the names of owners
 - Name, address and telephone number of the Surveyor, and, if needed, Engineer
 - Existing Zoning District in which the subdivision is located (if applicable)

Section 702 Preliminary Plan

- 702.1** A Preliminary Plan is required for major subdivisions. Copies may be either black on white or blue on white diazo prints. Six (6) copies shall be submitted to the Planning Office. (Original need not be submitted)
- 702.2** The Preliminary Plan shall be drawn at a scale of fifty (50) up to two hundred (200) feet to the inch in increments of fifty (50) depending upon the size of the overall development and the individual lots therein. In unusual circumstances, other scales may be acceptable. If the Preliminary Plan is drawn in two or more sections, it shall be accompanied by a key map showing the location of the various sections.
- 702.3** Sheet size for Preliminary Plans shall not be less than eighteen by twenty-four (18x24) inches in size and not more than twenty-four by thirty-six (24x36) inches in size for all subdivisions. In unusual circumstances, other sheet sizes may be acceptable.

702.4 The following information shall be shown on, or included with, all Preliminary Plans when they are submitted to the Commission:

- A. Proposed subdivision name, identifying title and the words "Preliminary Plan."
- B. Name and address of the owner of the tract or of his agent, if any, and of the developer.
- C. Date, north arrow and graphic scale.
- D. Total acreage of the tract, number of lots, proposed land use, remaining acreage of any unsubdivided land. Clearfield County Planning Commission may waive the requirement that a residual lot five (5) acres or greater which is to be retained (and not sold) be surveyed where the Clearfield County Planning Commission determines that requiring such a survey would do an undue hardship.
- E. Zoning district (if applicable).
- F. Tract boundaries which shall show distances and bearings.
- G. A key map, for the purpose of locating the site in the County, showing the relation of the tract to adjoining property and streets, roads, bodies of water, and municipal boundaries within two thousand (2,000) feet of said property.
- H. Contours at vertical intervals of twenty (20) feet. Location of Bench Marks.
- I. The names of all owners of any immediately adjacent unplatted land; the names of all platted subdivisions immediately adjacent to the development, and the locations and dimensions of any streets or easements terminating adjacent to the development.
- J. The location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, on-lot sewage systems, private and public wells, fire hydrants, gas, electric, communications and oil transmission lines, streams, intermittent drainage ways, swales, floodplains, and wetlands and other significant features within the property proposed to be subdivided, or within one hundred (100) feet of said property.
- K. The location of all buildings and approximate location of all tree masses within the property.
- L. A description of the existing vegetative cover.
- M. A full plan of the development, showing the location of all proposed streets, roads, alleys, utility easements, parks, playgrounds, pedestrian ways, and other public areas, sewer and water facilities; proposed lot lines and approximate dimensions of lots; lot numbers and/or block numbers in consecutive order; and all streets and other areas designed for appurtenant facilities, public use, or future public use, together with the conditions of such dedications or reservations.

- N. Planning Module Components, waivers or other appropriate Department of Environmental Protection forms or documents for Act 537 on-lot sewage disposal system, if applicable. Status of any required DER sewer system or water system permits (as applicable), including permits or approvals for system or water line extension.
- O. Preliminary designs of sewerage and water plans. These designs may be submitted on separate sheets.
- P. Typical cross-section and centerline profiles for each proposed street shall be shown on the Preliminary Plan (see Article VIII). These profiles may be submitted as separate sheets.
- Q. Preliminary designs of any bridges or culverts which may be required. These designs may be submitted as separate sheets.
- R. Name, address and telephone number of Engineer/Surveyor.
- S. Reference to the County Tax Map and parcel number.
- T. Pennsylvania One Call System, "Stop, call before you dig" logo.
- U. Location of all private access rights-of-way with a citation to the grant or means by which the easement was acquired, e.g. deed book reference. See Sections 802 and 810.
- V. For subdivisions proposing one or more lots of ten (10) acres or greater proposing on-lot sewage where the local municipality has enacted an ordinance exempting such lots from sewage planning, identification of all structures, facilities, streams, springs, drainage ways, swales and other significant features within a two hundred (200') radius from any proposed on-lot system(s).

702.5 The following certificates, where applicable, shall appear on the Preliminary Plan:

- A. Certificate for the approval of the County of Clearfield Planning Commission. *See Appendix 5*
- B. Certificate for confirmation that the Plan has been reviewed by the local municipality and whether or not the local municipality has submitted written comments to the Planning Commission. *See Section 302.5*

702.6 Where the Preliminary Plan submitted covers only a part of the subdividers entire holding, a sketch plan of the prospective future street system of the unsubmitted part shall be furnished; the street system of the submitted part will be considered in the light of adjustments and connections with future streets in the part not submitted.

Section 703 Final Plan

- 703.1** A Final Plan is required for all subdivisions. Six (6) prints shall be submitted. Additional copies may be required by the Commission to be submitted to PennDOT if the development fronts on or is intended to have a street access to a state highway. The applicant is also responsible for submitting the necessary copies for sewage planning review to the municipal Sewage Enforcement Officer.
- 703.2** Sheet size for Final Plans shall be not less than eighteen by twenty-four (18x24) inches and not more than twenty-four by thirty-six (24x36) in size for all subdivisions. In unusual circumstances, other sheet sizes may be acceptable.
- 703.3** If the Final Plan is drawn in two (2) or more sections, it shall be accompanied by a key map showing the location of the several sections.
- 703.4** The Final Plan shall be drawn at the scale as required of Preliminary Plans unless otherwise approved by the Clearfield County Planning Office.
- 703.5** The following information shall be included on Final Plans where applicable:
- A. Block and lot numbers (in consecutive order). All residual parcels shall be identified as "residual lot" and not assigned a number.
 - B. Lot lines and tract boundaries with accurate bearings and distances. Distances to be to the nearest hundredths of a foot; bearings to the nearest minute. Survey closure shall be one ten thousand (1:10,000) or better.
 - C. Exact acreage of entire subdivision and each individual lot. Acreage to be to the nearest hundredth acre exclusive of rights-of-way, or other public area. Clearfield County Planning Commission may waive the requirement that a residual lot five (5) acres or greater which is to be retained (and not sold) be surveyed where the Clearfield County Planning Commission determines that requiring such a survey would do an undue hardship.
 - D. Accurate bearings and distances to the nearest established street corners or official monuments where practicable. Reference corners shall be accurately described on the Plan.
 - E. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - F. Complete curve data for all curves included in the Plan, including radius, delta angle, tangent and arc length.
 - G. Location of all existing public streets, roads, alleys and right(s)-of way(s).

- H. Street names (utilizing official 911 address names), cartway widths and right-of-way widths.
- I. Location and material of all permanent existing and proposed monuments and lot markers.
- J. Easements for utilities and any limitations on such easements.
- K. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semi-public or community use; and all areas to which title is reserved by owner.
- L. Source of title to the land of the subdivision and to all adjoining lots, as shown by the books of the County Recorder of Deeds and names of the owners of all adjoining unsubdivided land. Include dates when outtake parcels were recorded.
- M. Any other information required by these regulations. The location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains, and feeder lines, on-lot sewage systems, private and public wells, fire hydrants, gas, electric, communication and oil transmission lines, streams, intermittent drainage ways, swales, flood plains and wetlands and other significant features within the property proposed to be subdivided or within ten (10) feet of said property.
- N. Location of all buildings and approximate location of tree masses within property.
- O. Culverts.
- P. A key map for the purpose of locating the site in the County, showing the relation of the tract to adjoining property and streets, roads, bodies of water, and municipal boundaries within two thousand (2,000) feet of said property.
- Q. Names and addresses of owners and developers shall be put on the plan.
- R. Pennsylvania One Call System, Inc. "Stop, call before you dig" logo.
- S. Date, north arrow and graphic scale.
- T. Zoning district (if applicable).
- U. Location of all private access rights-of-way with a citation to the grant or means by which the easement was acquired, e.g. deed book reference. *See Sections 802 and 810.*
- V. Location of water source, on-lot perk holes, slope and indication if utilities are above or below ground.

- W. Flood plain boundaries if applicable. *See also Section 813.*
- X. Suggested deed description(s).
- Y. Proposed subdivision name, identifying title and the words “final plan”.
- Z. For subdivisions proposing one or more lots of ten (10) acres or greater proposing on-lot sewage where the local municipality has enacted an ordinance exempting such lots from sewage planning, identification of all structures, facilities, streams, springs, drainage ways, swales and other significant features within a two hundred (200’) foot radius from any proposed on-lot system(s).
- AA. Dimensions shall be in feet and decimals to the nearest 100th of a foot; bearings with directions shall be in degrees, minutes, and seconds.
- AB. Steep slopes (delineated as those areas 17 percent or greater).
- AC. The location, ownership, and width of associated rights-of-way, easements and/or any of the following features: existing buildings, storm and sanitary sewers, water supply lines, culverts, natural gas lines, on-lot sewage facilities, petroleum or petroleum products lines, power transmission and telephone lines, fire hydrants, storm water management facilities, cellular towers, railroads, trails, wellhead protection areas, and other significant manmade features on or adjacent to the site
- AD. Prominent natural and topographic features including but not limited to watercourses, wetlands, drainage channels, sinkholes, rock outcroppings, and reclaimed surface mined lands.

703.6 The following certificates, where applicable, shall be shown on the Final Plan:

- A. Certification, with seal, by a registered land surveyor to the effect that the survey and plan are correct.
- B. Certificate for approval by the County of Clearfield Planning Commission.
- C. A statement, duly acknowledged before a Notary Public, with seal, and signed by owner(s) of the property, to the effect that the subdivision shown on the Final Plan is the act and deed of the owner, that he/she is the owner of the property shown on the survey and plan, and that he/she desires the same to be subdivided and recorded as shown. Said statement to include an offer of dedicating of public roads, easements or other improvements as needed.
- D. A certificate to provide for the recording of the Subdivision Plan.
- E. A Highway Occupancy Permit Notice when so required by Section 508(6) of the Pennsylvania Municipalities Code.
- F. A certificate to advise of date plan must be recorded by.

- G. Certificate for confirmation that the Plan has been reviewed by the local municipality and whether or not the local municipality has submitted written comments to the Planning Commission.
- H. Suggested deed description(s).

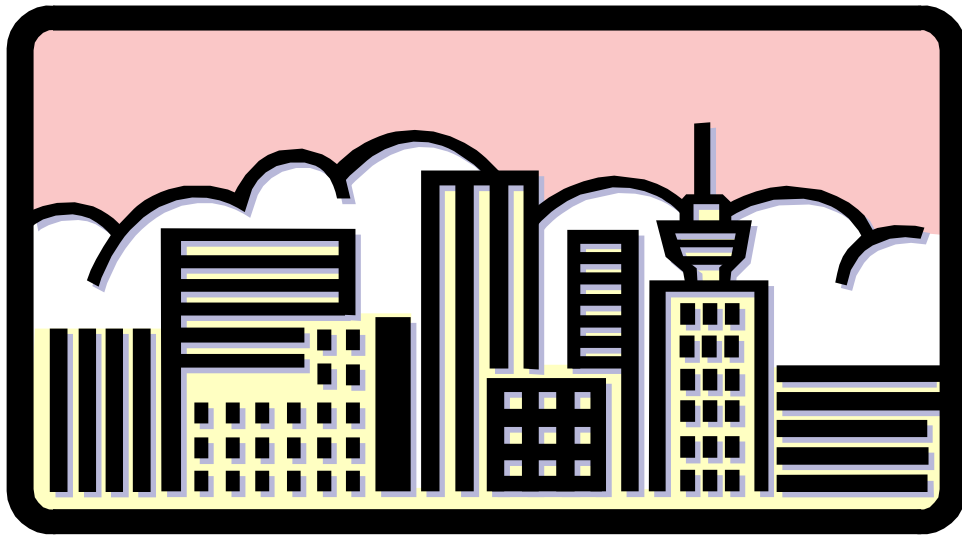
NOTE: Approved forms of some of these required certificates are set forth in the Appendix of this Ordinance.

703.7 The following information, in addition to that shown on the Final Plans, shall be submitted to the Planning Commission for Final Plan review, when applicable.

- A. Approval of sanitary sewerage service and water service by the local municipal engineer. Include DEP Sewage Facilities Planning Modules, components and waivers where applicable.
- B. Draft of any proposal covenants to run with land. (Six [6] copies.)
- C. Tentative timetable for the proposed sequence of development for the subdivision, if required. (Two [2] copies.)
- D. A letter from the appropriate postmaster and the Coordinator of the Clearfield County Emergency Operation Center stating the proposed names (except in the case of the extension of existing or proposed streets) do not duplicate the names of streets now in use. If a "911" system is in use in Clearfield County, the administering body of that system will also be asked, by the developer, to comment upon the proposed street names.
- E. When wetlands exist on property proposed to be subdivided, the following note shall be recorded on the plan: **NOTE:** Wetlands exist on Lot(s) No.____. Wetlands are protected under Pennsylvania Code Chapter 105. Caution should be exercised to ensure that any development proposed for Lot(s) No.____ does not disturb the wetlands.
- F. Final profiles, cross sections and specifications for street improvements, and sanitary and storm sewerage, and water distribution systems shall be shown on one (1) or more separate sheets. (Two [2] copies.)
- G. Letter from the appropriate utility companies stating that they will provide the subdivision with service.
- H. Letter from the local municipality stating that they have received and reviewed the plan with any comments, objections or suggestions.
- I. Title information, including copies of deeds and other documents of record confirming that all parcels of the proposed subdivision shall have adequate, enforceable and permanent access to a public road. *See Sections 802 and 810.*

- J. A completed checklist in a form provided or specified by the Planning Department confirming completion or submission of all requirements necessary for Planning Commission approval.
- K. An electronic digital copy of all documents being submitted, including plans, applications, and accompanying reports.
- L. If applicable, a letter of zoning compliance from the municipal zoning Officer.
- M. In any portion of the project is in a floodplain area, documentation confirming compliance with the applicable municipalities Flood Plain Management Ordinance and regulations of the Pennsylvania Department of Environmental Protection ("PA DEP").
- N. In accordance with PennDOT Publication 170, a Traffic Impact Study (TIS) shall be submitted when the project meets the warrant requirements of the latest PennDOT TIS Guidelines when a project involves state OR local roads. When required, the TIS shall be prepared in accordance with the PennDOT TIS Guidelines.
- O. If applicable, copies of all reports, deeds covenants, notifications, regulatory permit applications and reviews, and certifications which are not provided on the Final Plan, including but not limited to, traffic engineer reports, storm water management narrative and calculations, erosions & sedimentation plan, geotechnical report, Improvements guaranty, maintenance and use agreements.

ARTICLE VIII



DESIGN STANDARDS

ARTICLE VIII

DESIGN STANDARDS

Section 801 General

The design standards set forth by these regulations are intended to insure proper development in those municipalities of Clearfield County which lack their own Subdivision and Land Development Standards. If a municipality has adopted the necessary standards and desires to use them in lieu of those set forth in this Article, they may do so by official action certified in writing by the municipalities governing body and sent to the Clearfield County Planning Commission.

- 801.1** The following land subdivision principles, standards and requirements shall be applied by the Clearfield County Planning Commission in evaluating the plans for proposed subdivisions and shall be considered minimum requirements, except as provided for above.
- 801.2** In reviewing subdivision plans, the Planning Commission may consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. A reservation of land for community facilities may be requested when appropriate.
- 801.3** The subdividing of land shall be done in a manner that will not have the effect of debarring adjacent property owners from access to the streets and ways of allotment. The County may require dedicated, improved, or undedicated parcels to be provided for future access to adjacent land.
- 801.4** Land which is unsuitable for development because of hazards of life, safety, health, or property, shall not be subdivided or developed until such hazards have been eliminated or unless adequate safeguards against such hazards are provided for in the Subdivision and Land Development Plan. Land included as having unsuitable characteristics would be the following:
- A. Land subject to flooding or which has a high ground water table.
 - B. Land which, if developed, will create or aggravate a flooding condition upon other land.
 - C. Land subject to subsidence.
 - D. Land subject to underground fires.
 - E. Land containing significant areas of slopes greater than twenty percent (20%)
 - F. Land which because of physical environment or means of access is considered hazardous by the County of Clearfield.
 - G. Land which is or subject to ground pollution or contamination.

- 801.5** Proposed subdivisions of land developments shall be coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously.
- 801.6** Proposed land uses shall conform to the local municipal Zoning Ordinance as applicable.

Section 802 Streets

- 802.1** Minimum street right-of-way widths, shoulder widths and cartway widths shall be as required by the local municipality and approved by the Municipal Engineer.
- 802.2** In cases where a new subdivision is planned to join the street system on an existing subdivision, the above minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as those in the existing subdivision. Any street or way that is planned, though not already established, shall be continued at not less than its width as planned.
- 802.3** Provisions for additional street width (right-of-way) may be required by the County in specific cases for:
- A. Public safety and convenience.
 - B. Parking in commercial and industrial areas and in areas of high-density residential development.
 - C. Widening existing streets (rights-of-way) where the width does not meet with requirements of these regulations.
- 802.4** General design criteria for streets shall be in accordance with specifications as set forth by the local municipality and approved by the Municipal Engineer.
- 802.5** Dead end streets (cul-de-sacs) may be permitted when it is clear that through traffic is not essential to the street system in that district, and under existing conditions. A dead end street must be constructed in accordance with minimum standards as outlined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)
- 802.6** Street intersections shall comply with the following requirements:
- A. All curbs at intersections shall be rounded by a minimum radius as defined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)

- B. When fences, hedges or other plantings, structures, or walls on any lot corner would create a traffic hazard by limiting clear vision across a corner lot from a height of three (3) feet above the finished paved area, at the centerline of the right-of-way, such structure and/or vegetation shall be removed in conjunction with grading the right-of-way to provide a sight line of one hundred fifty (150) feet along the centerline of a collector, commercial, arterial or industrial street from the centerline intersections, and one hundred twenty (120) feet at minor street intersections. When an arterial, commercial, industrial or collector and a minor street intersect, each shall retain its respective footage requirements along the centerline to form the sight triangle. No building or structure shall be permitted in this sight triangle. Sight triangles shall be shown on the plan.
- C. Where the grade of any street at the approach to an intersection exceeds two percent (2%), a leveling area shall be provided, if possible, with a transitional grade not to exceed one percent (1%) for a minimum distance of fifty (50) feet from the nearest right-of-way line of the intersection.
- D. Intersections of more than two (2) streets shall be avoided.
- E. Minimum street intersection angles shall be sixty (60) degrees. Right angle intersections shall be used whenever possible.
- F. Intersecting streets shall be separated by three hundred fifty (350) feet or more, measured between centerlines along the centerline of the intersected street.

802.7 Horizontal curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.8 Vertical curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.9 In general, minor and collector streets shall not adjoin into the same side of arterial streets at intervals of less than five hundred (500) feet.

802.10 Half streets shall be prohibited. If circumstances render this impractical, adequate provisions for the concurrent dedication of the remaining half of the street must be furnished by the developer. Where there exists a half street in an adjoining subdivision, the remaining half shall be provided in the proposed development.

The use of reserve strips is prohibited.

802.11 The provisions for the extension and continuation of major streets into and from adjoining areas is required. Where a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require reverse frontage lots or such treatments as will provide protection for abutting properties, reduction in the number of intersections with the major traffic streets, and separation of local and through traffic.

- 802.12** When the subdivision adjoins unsubdivided acreage, new streets or reserved rights-of-way shall be provided through to the boundary lines of the development.
- 802.13** Proposed streets shall be properly related to the official map of the local municipality (if applicable), and shall be logically related to the topography so as to produce usable lots and reasonable grades.
- 802.14** Where a subdivision borders on, or contains a railroad right-of-way, an arterial highway right-of-way, or a stream, ravine, steep hill, or swamp, the County may require a street approximately parallel to and on each side of such right-of-way or other obstruction at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations, and for non-residential uses of land, where permitted.
- 802.15** If the lots in a development are large enough for re-subdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such re-subdivision shall be provided. The width of such access and/or street opening shall be determined by the local municipality and approved by the Municipal Engineer.

Section 803 Curbs and Sidewalk

- 803.1** Curbs and sidewalk shall be provided and designed as required by the local municipality and approved by that Municipal Engineer.

Section 804 Blocks

- 804.1** Blocks shall be designed to ensure proper fire safety.
- 804.2** In general, all blocks in a subdivision shall have a maximum length of fifteen hundred (1,500) feet. Blocks subdivided into lots shall be approximately two (2) lot depths in width, except lots along a major thoroughfare, which front on an interior street. Block lengths shall not be less than five hundred thirty (530) feet.
- 804.3** In commercial areas, the block layout shall conform, with due consideration to site conditions, to the best possible layout to serve the buying public, to permit good traffic circulation and the parking of cars, to make delivery and pickup efficient, and to reinforce the best design of the units in the commercial areas.
- 804.4** The block layout in industrial areas shall be governed by most efficient arrangement of space for present use and future expansion, with due regard for worker and customer access parking. Of special interest will be in accommodation of truck traffic.

Section 805 Lots and Building Lines

- 805.1** The depth-to-width ratio of usable lot length shall be a maximum of two (2) to one (1). Lots greater than one (1) acre and less than four (4) acres in size may increase their depth to width ratio to three (3) to one (1). Lots greater than four (4) acres may increase their depth-to-width ratio to four (4) to one (1). In unusual circumstances other lot configurations may be considered.

- 805.2** Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement across which there shall be no right of access may be required by the Planning Commission along the line of lots abutting such a traffic artery or other disadvantageous use.
- 805.3** Side lines of lots, so far as practical, shall be at right angles or radial to street lines.
- 805.4** Corner lots shall be increased in size whenever necessary so as to conform to the local municipality's Zoning Ordinance or County Land Development Standards so that any structure to be placed thereon shall conform to minimum building setback line requirements.
- 805.5** Lots abutting local streets shall front upon the streets which parallel the long dimension of the block, if possible.
- 805.6** All lots shall abut their frontage on a publicly dedicated street or on a street that has received the legal status as such. Lots abutting on a private street or easement shall not be approved unless specifically permitted by the County Planning Commission by special resolution. If permitted, the use of private streets must be approved, in writing, by the governing body of the local municipality. All streets, public or private, must meet the design and construction standards set forth by this Ordinance.
- 805.7** When a subdivision or land development is located in a municipality having a zoning ordinance, subdivision regulations or building setback ordinance, the minimum building setback shall be controlled by their provisions. If, in the local ordinance or regulation, there are no provisions regarding building setbacks or if the subdivision or land development is located in an area not controlled by such local or county ordinances, the following minimum shall apply.
- A. Front Yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.
- B. Side yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.
- C. Rear yard setbacks shall be a minimum of ten (10) feet from property line. Additional building setbacks may be required of applicant by other entities such as Penn DOT or the local municipality in the case of road rights of ways or utility companies in the case of utility easements. Applicants are solely

responsible for identifying any such easements along with any development restrictions caused by such easements. All right of ways, easements, and restrictions created by such must be shown on the plan along with the ten (10) foot setback.

805.7 The lot size, width, depth, shape, orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

805.8 Flag Lots – Flag lots will only be permitted to lots in excess of one (1) acre in an area served by municipal water and sewage service; and five (5) acres or more in areas without water and sewage service. Such lots shall have a minimum width on existing roads of at least sixteen (16) feet. Resubdivision of flag lots shall not be permitted and must be marked on plat as such.

Section 806 Lot Grading for Subdivisions and Land Developments

806.1 Blocks and lots shall be graded to provide proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum two percent (2%) slopes away from structures shall be required.

806.2 Lot grading shall be of such design as to carry surface water to the nearest practical street, storm drain, or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, their grade shall not be less than one percent (1%) nor more than four percent (4%). The swales shall be sodded, planted or lined as required. A Grading and Draining Plan shall be required for all subdivisions and land developments, except minor subdivisions.

806.3 No final grading shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical, except under one or more of the following conditions:

- A. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the local municipal engineer and approved by the same. The statement shall state that the site has been inspected and that the deviation from the slope specified herein before will not result in injury to persons or damage to property.
- B. A concrete or stone masonry wall constructed according to sound engineering standards for which plans are submitted to the local municipal engineer for review and written approval is provided.

806.4 No final grading shall be permitted which creates any exposed surface steeper in slope than two (2) horizontal to one (1) vertical except under one or more of the following conditions:

- A. The fill is located so that the settlement, sliding, or erosion will not result in property damage or be hazardous to adjoining property, streets, alley, or buildings.

- B. A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the local municipal engineer.
- C. A wall is constructed to support the face of the fill.

806.5 The top or bottom edge of slopes shall be a minimum of three (3) feet from property right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height shall be protected by a protective fence no less than three (3) feet in height approved by the local municipal engineer.

Section 807 Open Space, Lot Siting, Planting and Beautification for Subdivision and Land Developments

807.1 In order to promote the highest environmental quality possible, the degree to which the applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features, such as, but not limited to, trees, wooded areas and watercourse.

807.2 Open Space – Where the applicant is offering for dedication, or is required by ordinance to establish a reservation of open space, or preserve an area of scenic or historic importance, a “limit of work”, which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoliation of the character of the area in open space.

807.3 Tree Preservation – Whenever possible, trees shall not be removed unless they are located within the proposed street right-of-way, within the proposed building area, well area, sewage facility area, or within utility locations and equipment access areas. In areas where trees are retained, the original grade level shall be maintained, if possible, so as not to disturb the trees.

807.4 Topsoil Preservation – All of the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading. All area of the site shall be stabilized by seeding or planting on slopes of less than ten percent (10%) and shall be stabilized by sodding on slopes ten percent (10%) or more and planted in ground cover on slopes twenty percent (20%) or greater.

807.5 Landscaping – For all multi-family, apartment, office, commercial, and industrial subdivisions or land developments, a landscaping plan shall be provided and shall include sufficient plantings for the required open space, planting strips, screenings, formal gardens, shade trees, and natural barriers.

807.6 Buffer Planting Requirements – Buffer yard as may be required.

807.7 Preserved Landscaping – When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation

effectuates areas of woodland and trees comparable to required planting improvements (i.e., landscaping and buffer screening), the plan may be received in lieu of additional landscaping requirements.

- 807.8 Trees** – The planting of trees within the street right-of-way line shall not be permitted. The planting of any trees within the private property of each residential lot shall be at the discretion of the property owner or developer.

Section 808 Easements

- 808.1** Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, a drainage easement may be required that conforms substantially with the water line of such watercourse, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities.

- 808.2** Where desirable or necessary, adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power, gas lines, storm drainage and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with such easements.

- 808.3** To the fullest extent possible, easements should be centered on or be adjacent to rear or side lot lines. Such easements shall have a minimum width of at least twenty (20) feet, and shall remain unobstructed by buildings, structures, or fences.

The installation of utility facilities shall conform to the construction standards of the utility company and the Pennsylvania Public Utility Commission.

- 808.4** Aerial easements, if required, shall commence at a point fifteen (15) feet or more above ground.

Section 809 Public Areas

- 809.1** The developer shall consider reserved areas for public use where required, or where topography may preclude use for proper development. Reserve areas however, which shall make any area unprofitable for regular or special assessments or which may revert to untended nuisance areas will not be approved.

- 809.2** The Planning Commission may require that areas for parks and playgrounds (of a size not to exceed ten percent [10%] of the land area to be subdivided) be dedicated to the County for recreation purposes (*See Section 812*).

Section 810 Street Names

- 810.1** The developer may choose his street names subject to the review of the County, the local municipality, the Post Office and the 9-1-1 System. No street, other than an extension, may be given a name identical or similar to another street in the local municipality or nearby areas.

Section 811 Stormwater Drainage

- 811.1** Storm water management facilities shall be provided for subdivisions and land developments as required by existing ordinances of the local municipality as now or herein after adopted or amended. In lieu of local storm waters regulations and for all earth disturbance activities developer shall adhere to the requirements of Chapter 102 of the Pennsylvania Clean Streams Law, P. 1. 1987 of 1937 as revised as now or herein after adopted or amended.
- 811.2** Storm Sewers and Drainage Facilities required by local or state regulation shall be designed and inspected according to the standards as required by such regulations.
- 811.3** All Subdivisions and Land Developments shall be designed to adequately control soil erosion and sedimentation, as required under Chapter 102 of the Pennsylvania Clean Streams Law, P. 1. 1987 of 1937 as revised. Unless waived by the County Conservation District, the Applicant shall submit proof of an approved Soil Erosion and Sedimentation Control Plan for each phase of construction to the Commission at the time of major subdivision or land development plan submission. Preliminary or Final Plan approval shall not be granted by the Commission until the Erosion and Sedimentation Control plan has been approved by the County Conservation District or until a waiver of said planning requirements has been issued.

Section 812 Contributions for Recreation Purposes

- 812.1** It is the policy of this County to provide recreational facilities for all the residents of the County pursuant to the County Recreation Plan and Local Municipal Plan (when applicable). New and additional facilities are required in direct proportion to increase in population. Developers causing increases in population by new residences must share in the cost of additional recreational facilities.
- 812.2** A contribution for recreation purposes, when proposed as a part of a subdivision plan or land development plan, to the local municipality shall be made at the rate of two hundred dollars (\$200) per dwelling unit, payable upon and as a condition of obtaining an occupancy permit pursuant to the ordinances of the local municipality.
- 812.3** All monies paid to the local municipality in this manner shall be kept in a capital reserve fund established as provided by law. Monies in such fund may be combined for investment purposes, if permitted by law, but shall be used only for the acquisition of land or capital improvements for open space and park and recreation purposes. All funds shall be used within three (3) years of payment.

Section 813 Floodplain Area Regulations

813.1 Purpose – The specific purposes of those special provisions are:

- A. To regulate the subdivision or development of land within any Designated Floodplain Area in order to promote the general health, welfare, and safety of the community.
- B. To require that each subdivision lot or land development in flood-prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses to be designed and installed to preclude flood damage at the time of initial construction.
- C. To prevent individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision or development of unprotected lands within the designated floodplain districts.

813.2 Abrogation and Greater Restrictions – To the extent that this Section imposes greater requirements or more complete disclosure than any other provisions of this Ordinance, in any respect, or to the extent that the provisions of this Section are more restrictive than such other provisions, it shall control such other provisions of this Ordinance.

813.3 Disclaimer of Municipal Liability - The grant of a permit or approval of a plan for any proposed subdivision or land development to be located within any Designated Floodplain Area shall not constitute a representation, guarantee, or warranty of any kind by the County or the local municipality or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the County, the local municipality, their officials, employees, or agents.

813.4 Application Procedures and Requirements

A. Pre-Application Procedures

- 1. Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Protection and/or local municipal Sewage Enforcement Officer concerning soil suitability when on-site sewage disposal facilities are proposed.
- 2. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development.

B. **Preliminary Plan Requirements** – The following information shall be required as part of the Preliminary Plan and shall be prepared by a registered engineer or surveyor.

1. Name of engineer, surveyor, or other qualified person responsible for providing the information required in this Section.
2. A map showing the location of the proposed subdivision or land development with respect to any Designated Floodplain Area, including information on, but not limited to, the one hundred (100) year flood elevations, boundaries of the Floodplain Area or areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special deed restrictions.
3. Where the subdivision or land development lies partially or completely within any Designated Floodplain Area, or where the subdivision or land development borders on a Floodplain Area, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of five (5) feet or less (as required), and shall identify accurately the boundaries of the Floodplain Area.
4. Such information as is required by this Subdivision Ordinance.

C. **Final Plan Requirements** – The following information shall be required as part of the Final Plan and shall be prepared by a registered engineer or surveyor.

1. All information required for the submission of the Preliminary Plan incorporating any changes requested by the County.
2. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any Designated Floodplain Area. All such maps show contours at intervals of five (5) feet or less (as required) within the Floodplain Area and shall identify accurately the boundaries of the flood-prone areas.
3. Submission of the Final Plan shall also be accompanied by all required permits and related documentation from the Department of Environmental Protection, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified in advance of the proposed alteration or relocation. The Department of Community Affairs and the Federal Insurance Administration shall also be notified in advance of any such proposed activity, and proof of such notification shall be submitted in advance of the Planning Commission meeting at which such Plan is to be considered.

813.5 Design Standards and Improvements in Designated Floodplain Areas

A. General

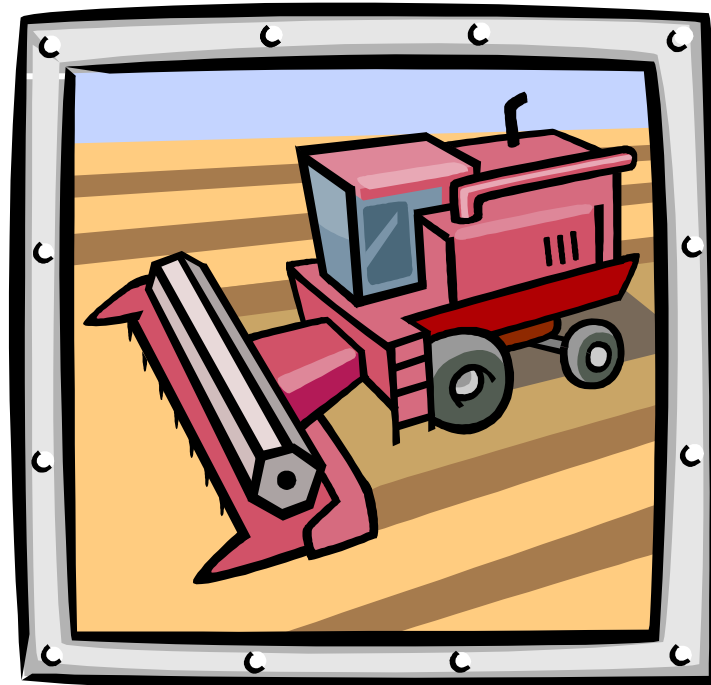
1. Where not prohibited by this or any other laws and ordinances, land located in any Designated Floodplain Area may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.
2. No subdivision or land development, or part thereof, shall be approved if the proposed development or improvements will individually or collectively increase the one hundred (100) year flood elevation more than one (1) foot at any point.
3. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any floodway area. Sites for these uses may be permitted outside the floodway area in a Floodplain Area if the lowest level (including basement) is elevated to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill area shall extend laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structures and access shall meet the requirements of Section 813.5 (C) herein below.
4. Building sites for structures or other buildings other than for residential uses shall not be permitted in any floodway area. Sites for such structures or buildings outside the floodway in a Floodplain Area shall be protected as provided in Section 813.5 (A) 3 above. However, the County may allow the subdivision or development of areas or sites for commercial and industrial uses at any elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height or assumes that the buildings or structures will be floodproofed to the Regulatory Flood Elevation.
5. If the County determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
6. When a developer does not intend to develop the plat himself and the County determines that additional controls are required to insure safe development, they may require the developer to improve appropriate deed restriction on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

B. Drainage Facilities

1. Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.

2. Plans shall be subject to the approval of the County. The County may require a surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with local, county and regional drainage plans. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.
- C. **Streets and Driveways** –The finished elevation of proposed streets and driveways shall not be more than one (1) foot below the Regulatory Flood Elevation. Profiles and elevations of streets and driveways to determine compliance with this requirement and as required by other provisions of this Subdivision Ordinance shall be submitted with the Final Plan. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.
- D. **Sewer Facilities** – All sanitary sewer systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.
- E. **Water Facilities** – All water systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.
- F. **Other Utilities and Facilities** - All other public or private utilities and facilities, including gas and electric, shall be elevated or floodproofed up to the Regulatory Flood Elevation.

ARTICLE X



CONSTRUCTION REQUIREMENTS

ARTICLE X

CONSTRUCTION REQUIREMENTS

Section 1001 General

1001.1 The construction of improvements shall be in accordance with the requirements of this section. It is the intent of those regulations that these construction requirements shall be for the purpose of establishing a standard of quality and durability. If the local municipality has established construction standards, and if their governing body shall so require, in writing, they shall be used in lieu of ones set forth in the Article.

Section 1002 Monuments & Markers

1002.1 Survey monuments and markers shall be placed at all points as determined by the following criteria:

- A. Monuments shall be set at the intersection of all lines forming angles in the boundaries of major subdivisions and at all street angle points, and at the intersection of all street centerlines.
 - (1) Monuments shall be concrete with a 3/8" metal dowel in the center at the top. Monument size shall be no less than 6"x6"x30". Where double monuments are used, the top monument shall be as described in the preceding sentence; the bottom monument shall be concrete with a 3/8" metal dowel in the center at the top. A bottom monument shall be no less than 6"x6"x6" in size.
 - (2) Monuments shall be placed so that the center point shall coincide exactly with the intersection of lines to be marked.
 - (3) Monuments shall be placed so that they protrude approximately two (2) inches above grade in areas which are not paved, at grade if in a paved area not subject to vehicle traffic, and four (4) inches to eight (8) inches below grade if in a paved area subject to vehicle traffic. Monuments set in areas subject to traffic shall be protected with a cast iron frame and access cover of adequate design for truck traffic, or may have double monuments, one above the other, with the top monument flush with the pavement.
- B. Markers shall be set at all lot angles and corners, and at the beginning and end of all curves in lot and street lines. Curves for corner radii at intersection need not be marked if the intersection is monumented.
 - (1) Markers shall be ferrous metal pipe or rods, one-half (1/2) inch minimum diameter by eighteen (18) inches minimum length or may be standard manufactured steel survey markers of a similar length.
 - (2) Markers shall be driven into the ground so as to be approximately flush with the final grade.

Section 1003 Water Supply

- 1003.1** The developer shall contact the local municipality and/or public utility for the specifications of a water supply system. Prior to the approval of the Preliminary Plan, the developer shall provide documentation to the Planning Commission that arrangements for the provision of the water system are proceeding satisfactorily.
- 1003.2** Fire hydrants shall be provided concurrently with the water supply with locations and frequency as required by the local municipality or water service provider.
- 1003.3** If a development requires such additional water supply as to require changes to the local municipality's water distribution system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.
- 1003.4** When the subdivision or land development is proposed to be served by individual water supply (on-lot well), a statement must accompany the application for the final plan that adequate quantity and quality of water is available to support the development. Such statement shall be made by a registered professional engineer with experience in such hydrological assessments. Such statements must consider the minimum standards of the Pennsylvania Department of Environmental Protection.

Section 1004 Sanitary Sewage Conveyance

- 1004.1** Where required, the developer shall construct a sanitary sewer system and provide lateral connections for each lot in accordance with the specifications of the local municipality.
- 1004.2** The developer shall secure from the local municipality, prior to approval of the Preliminary Plan, a letter indicating the general design, location and preliminary approval of the proposed sanitary sewer collection system. Prior to the approval of the Final Plan, the developer shall supply documentation attesting to the installation of the sanitary sewer collection system and its approval/acceptance by the local municipality. The developer may also offer an acceptable financial surety in lieu of this arrangement.
- 1004.3** If a development generates such additional sanitary sewer flows as to require changes to the local municipality's sanitary sewer collection system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.

1004.4 Private Sewer Systems – When a complete private sanitary sewer system using a treatment plant is to be provided, a statement shall be submitted to the County from the Pennsylvania Department of Environmental Protection certifying that a permit has been issued by the appropriate agency approving the proposed facilities. Adequate security for the maintenance of such plant shall be furnished to the County and local municipality.

1004.5 On-Lot Sewage Disposal – In subdivisions where public sewers are not available and a complete private sanitary sewer system is not required, on-lot sewage disposal systems shall be provided. In such instances, the developer shall provide evidence that the planning module required for on-lot disposal by DEP has been approved. The developer must show compliance with Act 537 and other state, County or local law and/or regulation governing on-lot sewage disposal.

1004.6 Capped Sewer System – Where the sanitary sewer system is not yet accessible, but is planned for extension to the subdivision or development, the subdivider shall install sewer lines, including lateral connections, in order to provide service to each lot. The sewer mains shall be suitable capped at the limits of the subdivision and laterals shall be capped at the street right-of-way line when not extended to houses or other structures. When laterals are extended to houses or other structures, the internal plumbing system shall be constructed to accommodate them as well as any septic system required.

Section 1005 Storm Sewers

1005.1 A drainage system adequate to serve the needs of the proposed natural waterways, and overland flow will be required in new subdivisions. The developer shall construct a storm sewer system and connect the drainage system with the existing local municipal storm sewer system if one exists.

1005.2 If a development generates such additional storm drainage sewer flows as to require changes to the local municipality's storm sewer collection system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.

1005.3 Bridges or culverts shall be designed to support and carry loads in accordance with Form 408 Specifications of the Pennsylvania Department of Transportation.

1005.4 Where open watercourses are planned, adequate safety, erosion control, drainage, protection of capacity and appearance measures shall be taken by the developer to insure proper, safe, healthful disposal of storm water. All open watercourses must be approved by the local municipal engineer.

- 1005.5** Minimum grade of drainage courses shall be designed to create a minimum cleaning effect (velocity of two [2] feet per second). Lesser grades may be permitted by the local municipal engineer where such required grades cannot be achieved.
- 1005.6** Storm sewers shall have a minimum diameter of fifteen (15) inches and a minimum grade of one-half (1/2) of one percent (1%). Lesser grades may be permitted when substantiated with calculations which prove that cleaning velocities will be maintained.
- 1005.7** Manholes shall normally be spaced at three hundred (300) feet maximum spacing where pipe sizes of twenty-four (24) inches or less are used, and not over four hundred (400) feet where larger sizes are installed. Inlets may, if approved by the local municipal engineer, be substituted for manholes.
- 1005.8** All phases of construction of open ditches, gutters, or storm sewers including width, depth, shapes, erosion control, minimum grade, size and area shall be in accordance with the requirements of these regulations and all storm drainage facilities shall be inspected and certified by the local municipal engineer.

Section 1006 Streets, Subgrade, Subdrains, Pavement, Curbs & Sidewalks

- 1006.1** Streets shall be graded, surfaced, curbed (if required), and improved to the grades and dimensions shown on plans, with profiles and typical cross-sections submitted by the developer and approved by the local municipal engineer.
- 1006.2** Side slopes shall be graded to blend with the natural lay of the land, or in accordance with cross sections approved by the local municipal engineer. Where fill material is necessary to establish uniform grades, compacting shall be required in accordance with Pennsylvania Department of Transportation Form 408 Specifications for embankment. Slopes of two (2) horizontal feet to one (1) vertical foot beyond the right-of-way line in cut or fill, shall ordinarily be required.
- 1006.3** Subgrade and drainage shall be provided, shaped and compacted in accordance with Form 408 Specifications of the Pennsylvania Department of Transportation.
- 1006.4** Subdrains shall be designed and installed per the Form 408 Specifications of the Pennsylvania Department of Transportation
- 1006.5** All pavement, base, subbase (where required), and sidewalk shall conform to the requirements of the Form 408 Specifications of the Pennsylvania Department of Transportation
- 1006.6** Areas between the sidewalk and curb (if required) shall be seeded as required by the local municipal engineer.

Section 1007 Utilities

Gas, electric and telephone utilities shall be located in subdivisions in accordance with utility company practice and in accordance with agreements with, or as approved by, the local municipal engineer.

Section 1008 Street Trees

Street trees of a deciduous hardwood type with a minimum caliper of one-and-one-half (1½) inches shall, when provided, be planted between the curb and the sidewalk (if required), provided the planting strip is a minimum of six (6) feet wide and located as near the center of the planting strip as possible, but as no instance shall a tree be planted closer than three (3) feet to the curb, sidewalk or any other utility above or below the grade. The tree species shall be subject to the approval of the local municipality.

Section 1009 Street Lighting

Street lighting shall be provided if required by the local municipality in accordance with their practice.

Section 1010 Existing Natural Area

In wooded areas, floodplains, wetlands, areas having slopes of seventeen percent (17%) or greater, or where other natural conditions exist in such a manner that development would be hazardous to the safety of life and property or would cause permanent ecologic instability, the local municipality may require that the developer preserve as much of the original natural conditions as is economically feasible and ecologically practicable and may limit the amount of grading and excavating to the minimum improvement standards included herein.

Section 1011 Erosion Control

- A. It shall be a requirement of all major subdivisions that the developer shall have a Soil Erosion and Sedimentation Control Plan and/or permit, prepared in accordance with current state law (Erosion and Sedimentation Control, Chapter 102, Pennsylvania Rules and Regulations, as amended), reviewed by the Clearfield County Conservation District. The County Planning Commission may also require a like plan for any minor subdivision. The Plan shall be fully implemented during the construction of the development.
- B. The Clearfield County Conservation District, under a delegation agreement with the Department of Environmental Protection, requires any construction activity to have an Erosion & Sedimentation Control plan on site. If the construction activity is one (1) acre or greater, an NPDES (National Pollutant Discharge Elimination System) Permit along with an Erosion & Sedimentation control plan and a filing fee must be submitted to the Clearfield County Conservation District before construction begins.

ARTICLE XI



MOBILE HOME PARK REGULATIONS

ARTICLE XI

MOBILE HOME PARK REGULATIONS

Section 1101 Applicability

Mobile Home Parks shall be permitted in any Township or Borough which is regulated by the Clearfield County Subdivision and Land Development Regulations subject to local municipal zoning regulations. In any municipality which has a locally adopted ordinance which governs Mobile Home Parks with greater restrictions, the Ordinance whose standards are more strict shall apply.

- A. The standards set forth under this section are intended for those Mobile Home Parks where lots within the park are for rental or lease only.
- B. Where it is intended by the owner or developer to offer Mobile Home lots for sale, the development shall be treated as a regular subdivision and subject to the regulations concerning same.

Section 1102 Plan Requirements

- A. No person, firm or corporation proposing to open a Mobile Home Park in those municipalities which fall under the jurisdiction of the Commission shall proceed with any construction work on the proposed park until they have obtained from the Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined.
- B. Preliminary and final plans as required, shall comply in form and content to Article III of these regulations in so far as applicable and the standards set forth herein.
- C. **Storm Water Management Plan** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to Plan approval.

Section 1103 Preliminary Plan

- A. **Pre-Application Procedure** – The Mobile Home Park developer shall meet with the Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his purposes. The Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- B. **Application** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

- C. **Commission Action** – The Planning Commission shall review the park plan as submitted and take action as required in Article III.

Section 1104 Final Plan Approval

- A. Upon completion of any modifications required by the Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- B. **Commission Review** – The Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within forty-five (45) days of receipt of complete information, the Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.
- C. **Filing** – Following approval, the developer shall file one (1) copy of the approved plan with the Clearfield County Recorder's Office within ninety (90) days. Should the developer fail to file such plan within said period, the approval shall be null and void.

Section 1105 Design Requirements

- A. **Minimum Area of Tract or Park** – The minimum area of the Tract or Park shall be five (5) acres. The site shall be so located that soil conditions, groundwater level, drainage and topography shall not create hazards to the property, health or safety of the occupants or adjacent property owners.
- B. **Length of Residential Occupancy** – Parks shall be designed to serve the long-term placement of Manufactured Housing.
- C. **Individual Lots** – The planning and location of individual lots shall be guided by the following requirements:
 - 1. **Access** – Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
 - 2. **Size** – Each Mobile Home Lot shall have a minimum lot width of fifty (50) feet and a minimum of five thousand (5,000) square feet (0.115 acres) in area.
 - 3. **Yard Requirements**
 - a. Manufactured Housing shall be parked on each lot so that there will be a minimum of ten (10) feet between the Manufactured Housing, appurtenant structures, and any adjacent side or rear lot line.

- b. There shall be a minimum of twenty (20) feet between an individual Manufactured Housing, attached structure, and accessory structure, and the pavement of a park street or common parking area.
 - c. The setback from the right-of-way of any public street or highway shall be thirty-five (35) feet or comply with the local zoning ordinance (where applicable), whichever is more restrictive.
 - d. Manufactured Housing shall be located a minimum of twenty (20) feet from any common building or structure.
 - e. Secondary entranceways may utilize stoops, landings, patios, or awnings, which may extend a width of five (5) feet within the ten (10) foot yard requirements.
- 4. **Identification** – Each lot shall have a number placed on the lot in the form of a sign or directly on the Manufactured Housing. It shall be arranged in such a way so that it is visible from the road on which the Manufactured Housing or lot is fronting. Such lot numbering shall be approved by the County Emergency Management Department.
 - 5. **Skirting** – The plans shall specify that skirting shall be provided on all Manufactured Housing.
 - 6. **Drainage** – Drainage plans shall be submitted with the preliminary plan.

D. Mobile Home Stands

- 1. The location of each Mobile Home Stand shall be at such elevation, distance and angle in relation to the access street so that the removal of the Manufactured Home is practical.
- 2. The size of each Mobile Home Stand shall be suitable for the general market to be served by the individual park, be sufficient to fit the dimensions of Manufactured Housing anticipated, and sufficient to handle any appurtenant structures and appendages, including prefabricated “Florida rooms”, car ports and storage structures.
- 3. A one percent (1%) to five percent (5%) gradient longitudinal crown or cross gradient for surface drainage shall be provided.
- 4. Mobile Home Stands shall be concrete pads with subsurface drainage base and pad thickness as approved by the Municipal Engineer.

5. Each Mobile Home Stand shall provide adequate tie downs, able to withstand a wind pressure of fifteen (15) pounds per square foot on any exposed vertical surface. Both “over-the-top” and “frame tie downs” shall be required. The strapping for any “over-the-top” tie down shall be of four thousand seven hundred (4,700) tensile strength.
-
- E. **Internal Street System** – The internal street system in privately owned Mobile Home Parks shall be privately owned, constructed and maintained in accordance with the applicable sections set forth in Article VIII, Design Standards, and Article X, Construction Requirements, of the Clearfield County Subdivision and Land Development Regulations.
 - F. **Street Widths at Access Points** – At points where general traffic enters or leaves the park, streets shall be thirty-five (35) feet in width within twenty (20) feet of the existing public street to permit free movement from or to the stream of traffic on the public street, and no parking shall be permitted which in any way interferes with such free movement.
 - G. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least two (2) parking spaces for each Mobile Home Lot, located in adjacent parking bays. If no on-street parking is permitted, then one (1) parking space for each four (4) lots shall be provided. Required car parking spaces shall be located for convenient access to the Mobile Home Stands.
 - H. **Recreation** – For a proposed park of fifteen (15) acres or more, at least five percent (5%) shall be reserved or dedicated for recreation purposes with appropriate location, dimensions and topographic characteristics which, in the judgment of the Planning Commission, lend themselves to recreational uses.

Section 1106 Utility and Fire Requirements

- A. **General** – In accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Protection, provisions for all sewerage disposal and treatment of water supply and such other information required by the Department of Environmental Protection shall be shown on plans submitted to and approved by the Department of Environmental Protection.
- B. **Electric** – All electrical facilities shall be installed and inspected according to the standards set forth in the latest edition of the national Electrical Code and the local Power Company regulations. All electrical facilities shall be inspected as required by the Commonwealth Electric Inspection, Middle Department Inspection Agency, Atlantic-Inland, Inc., or other inspection companies acceptable and approved by the Commonwealth of Pennsylvania.

C. **Fire –**

1. **General** – For the safety and welfare of the residents and future residents of the Mobile Home Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.
2. Fire Hydrants shall hereafter be required on any new Mobile Home park of ten (10) lots or more, where the extension of central water lines, whether public or private, are proposed for the Mobil Home Park development.
 - a. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Mobile Home Park is proposed to be located.
 - b. Spacing – Hydrant spacing shall be adequate to serve all lots within the Mobile Home Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. Where an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - c. Location – Hydrants shall be located within dedicated easements.
 - d. Design – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Mobile Home Park.
3. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - a. The Tank System – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - i. The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - ii. Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square covered by either a removable type lid or a hinged type lid.

- iii. Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least two (2) two and one-half (2 ½) inch outlets or equal.
- b. The Pond System – A water pond shall be located in such a way as to serve all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the fire chief of the municipality, to adequately serve all park lots.

In addition, a cyclone fence at a minimum height of six (6) feet with single strand barbed wire shall enclose the pond.

- D. **Exterior Lighting** – Adequate lights shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night. Lighting fixtures shall be no less than two-tenths (2/10) of a foot-candle power per pole. All exterior lighting shall be designed and installed in accordance with the standards of the Illuminating Engineering Society of America.

ARTICLE XII



RECREATIONAL VEHICLE PARK REGULATIONS

ARTICLE XII

RECREATIONAL VEHICLE PARK REGULATIONS

Section 1201 Applicability

For the purpose of this Article, recreation vehicles and recreational vehicle parks shall be defined as follows:

Recreational Vehicle – A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park – A plot of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. No residential uses shall be permitted and mobile units shall not exceed three hundred fifty (350) square feet in floor area. Recreational Vehicle (RV) Parks shall be designed to serve the placement of Recreational Vehicles. No Recreation Vehicle shall be used as a permanent place of abode, dwelling or business.

The standards set forth under this section are intended for those Recreational Vehicle Parks where lots within the park are for rental, sale or lease and are to serve the short-term placement of Recreational Vehicles as outlined above.

Section 1202 Permits

In conjunction with the rules and regulations as herein specified, the Recreational Vehicle Park developer shall submit properly prepared plans and speculations to the Department of Environmental Protection. Such submission shall be in accordance with Title 25, *Rules and Regulations Park I; Department of Environmental Protection-Subpart D, Environmental Health and Safety, Article III – Recreational Facilities-Chapter 191 – Organized Camps and Campgrounds*, as amended. Prior to final approval of development plans by the Clearfield County Planning Commission, the developer shall forward a copy of such permit or evidence of same to the Clearfield County Planning Commission.

Section 1203 Plan Requirements

- A. Persons, firms, or corporations proposing to open a Recreational Vehicle Park in those municipalities which fall under the jurisdiction of the Clearfield County Subdivision and Land Development Ordinance shall not proceed with any construction work on the proposed park until they have obtained from the Clearfield County Planning Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined, and has received the necessary approval of the plans from the Pennsylvania Department of Environmental Protection as indicated in Section 1202.

- B. **Pre-Application Procedure** – The Recreational Vehicle Park developer shall meet with the Clearfield County Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his proposal. The Clearfield County Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- C. **Preliminary Plan** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

Where a Recreational Vehicle Park is proposed for construction in a series of stages, a preliminary plan for development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

Preliminary plans, as required, shall comply in form and content as follows, insofar as applicable and the standard set forth herein:

Plan Preparation Requirements – All applications to the Clearfield County Planning Commission shall contain the following:

1. Name, mailing address, legal address and telephone number of applicant.
2. Interest of the applicant in the proposed travel park.
3. Location, address and legal description of the entire proposed travel park site.
4. Existing zoning of subject property and all adjacent properties.
5. Complete engineering plans and specifications of the proposed travel park showing:
 - a. The area and dimensions of the entire tract of land;
 - b. The land uses occupying the adjacent properties;
 - c. The number, size and location of the proposed vehicle sites and other parking areas;
 - d. The location, right-of-way, and surfaced roadway width, roadway design data and walkways;
 - e. The proposed interior vehicular and pedestrian circulation patterns;
 - f. The location of service buildings, sanitary stations and any other existing or proposed structures;
 - g. The location of water and sewer lines and riser pipes;

- h. Plans and specifications of all the water supply, sewage disposal and refuse facilities;
 - i. Plans and specifications of all buildings constructed or to be constructed within the travel park; and
 - j. The location and details of area lighting, electric and gas systems as related to all applicable codes and sound engineering practice.
 - k. The location of all drainage easements to comply with County drainage plans.
 - l. The location of prominent existing landscape features and proposed landscape features.
6. ***Soil Erosion and Sedimentation Control Plan*** – The owner shall submit to the Clearfield County Conservation District a soil erosion and sedimentation control plan. Such plan shall be prepared by a registered professional engineer and shall be as per Soil Conservation Service guidelines as may be applicable. Such plan shall be approved prior to commencement of site preparation and construction.
7. ***Storm Water Management Plan*** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to plan approval.
- D. **Commission Action** – The Clearfield County Planning Commission shall review the preliminary park plan as submitted and, within ninety (90) days of submission, shall take formal action on the plan in writing; giving approval, conditional approval (giving conditions), or disapproval (giving reasons).
- E. **Nature of Approval** – Approval of a preliminary plan by the Clearfield County Planning Commission and the municipality shall not constitute approval of the final plan or of roads or other improvements therein, but is rather an expression of approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan. Such final plan shall be submitted for approval by the municipality and the Clearfield County Planning Commission, in that order, upon fulfillment of the requirements of these regulations.

- F. **Final Plan** – Upon completion of any modifications required by the Clearfield County Planning Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- G. **Commission Review** – The Clearfield County Planning Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within ninety (90) days of receipt of complete information, the Clearfield County Planning Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.

Section 1204 Design Requirements

- A. **Lot Area Requirements** – The planning and location of individual recreational vehicle lots shall be governed by the following minimum requirements:
 - 1. **Lot Area** – Recreational Vehicle lots shall have a minimum width of thirty (30) feet and shall not be less than one thousand, five hundred (1,500) square feet (0.034 acres) in total area. Such size is considered to accommodate parking for one (1) Recreational Vehicle, one (1) automobile parking space, an accessory structure and related outdoor facilities (grill, picnic tables, benches, etc.). Maximum density per acre, however, shall not exceed eighteen (18) units/gross acre.
 - 2. **Setback Requirements** – Front setback for Recreational Vehicle units shall be fifteen (15) feet from the front and side lot line of any internal road or street. However, structures, such as bathhouses, administration offices, recreation centers and other ancillary facilities of a permanent nature shall be set back from adjacent or access streets seventy-five (75) feet as measured from the centerline of such street. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.
- B. **Perimeter Requirements**
 - 1. When abutting residential districts, a setback buffer area shall be fifty (50) feet as measured from the park property line or zoning boundary line, whichever may be applicable. When abutting any other zoning district, the setback shall be twenty-five (25) feet as measured from the property line or zoning boundary line, as may be applicable.
 - 2. When abutting an existing dedicated public right-of-way, the setback shall be seventy-five (75) feet as measured from the street centerline, or twenty-five (25) feet from the existing right-of-way, whichever results in the greater setback.

3. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.

C. **Roadway Design Standards** – Recreational Vehicle Park roads shall be designed for the safe and convenient movement of recreational vehicles minimizing disturbance of the natural environment.

The internal street system shall be generally as outlined in Article VIII - Design Standards of the Clearfield County Subdivision and Land Development Regulations and specifically as follows:

1. **Collector Street** – Design as per Article VIII of the Clearfield County Subdivision and Land Development Regulations. All requirements for a public street shall be applicable. Such street shall serve as collector internal to the development and provide access to park lots, administrative and ancillary facilities. Such collector streets shall be improved as outlined in Articles VIII and X of the Subdivision and Land Development Ordinance.
2. **Minor Streets** - Design as per Article VIII of the Clearfield County Subdivision and Land Development Ordinance.

Minor streets shall be constructed of select material surfacing as per Section 677, Form 408 Penn DOT Highway Specifications or approved equal. Materials shall be identified as #2 R.C. aggregate. It shall be made from stone, slag or gravel and meet the following gradation:

Passing #1 – ½ sieve	-	100%
Passing #4 sieve	-	15 – 60%
Passing #100 sieve	-	0 – 20%

3. **Construction Requirements** – The aggregate shall be uniformly spread upon the graded areas, without segregation of coarse and fine material, in loose layers not exceeding five (5) inches in depth, and compacted with a 10-ton roller meeting the requirements of Section 108.05(c).a or 3.b, Form 408 Specifications – Commonwealth of Pennsylvania Department of Transportation.

The surfacing shall be crowned or sloped as indicated, and the final compacted depth shall comply with the depth shown on the drawings.

Satisfactory compaction will be determined by the stability of the material under the specified compaction equipment; if the material used does not contain sufficient fines to properly lock under the roller, additional fines of the same material or limestone fines shall be added as necessary to secure the desired compaction and stability.

4. **Cul-de-sac Streets** – Shall be provided with a turnaround having an outside roadway diameter in accordance with Penn DOT Form 408 Specifications.
5. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one and one-half (1 ½) parking spaces for each recreational vehicle lot, and shall be on the recreational vehicle lot or in designated parking areas – no on-street parking shall be permitted for safety reasons.
6. **Recreation** – At least ten percent (10%) of the park area shall be reserved for active and passive recreation purposes with appropriate location, dimensions and topographic characteristics which lend themselves to recreational use. Such area shall exclude required buffer and setbacks.
7. **Ancillary Services** – The developer may include certain ancillary services such as laundromat, camp store, grocery store, office, bathhouse, caretaker's residence, etc., provided that such uses shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park and does not violate local zoning regulations.
8. **Plans and Compliance** – No person shall construct, open or dedicate any road, or any drainage facilities in connection therewith, for public use or travel in Clearfield County, without first submitting plans thereof to the municipality and the Clearfield County Planning Commission for their approval. Such plans shall be prepared by the Clearfield County Subdivision and Land Development Regulations and additional requirements of the municipality. Plans submitted for review and approval by the Clearfield County Planning Commission shall be accompanied by a certified report as prescribed in Article III.

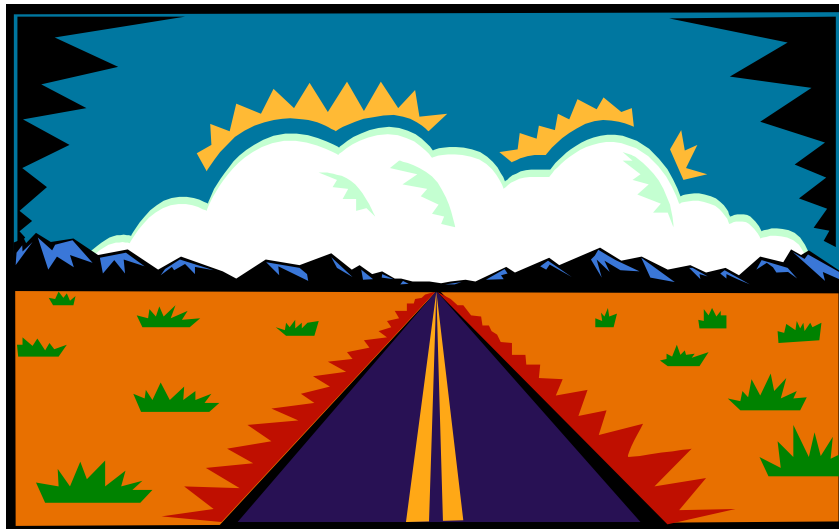
Said plans shall show the profiles, course, structure of such roads, the capacity of any drainage facilities and the method of drainage of the adjacent or contiguous territory. Also, said plans shall show any other details that may be required by the municipality or the Clearfield County Planning Commission. Construction shall be in strict accordance with street specifications and the final plans approved.

Subsequent to final plan approval where new streets are to be constructed, the streets shall be installed and a certified report, prepared by a registered professional engineer as outlined in Section 1203, shall be submitted. Such street shall also be inspected by the municipality and notice of approval forwarded to the Clearfield County Planning Commission.

9. **Excavation and Grading** – Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings or as may be revised by the Commission and the municipality to meet conditions encountered during construction, the excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits; and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way as called for on approved plans, removal of the top soil and excavating of ditches and the construction of fill. Inspection shall be performed and approval granted by the municipality prior to further work.
10. **Fire** –
 - a. **General** – For the safety and welfare of the occupants of the Recreational Vehicle Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.
 - b. Fire hydrants shall hereafter be required in any new Recreational Vehicle Park where the extension of central water lines, whether public or private, are proposed for the Recreational Vehicle Park development.
 - i. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Recreational Vehicle park is proposed to be located.
 - ii. *Spacing* – Hydrant spacing shall be adequate to serve all lots within the Recreational Vehicle Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. When an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - iii. *Location* – Hydrants shall be located within dedicated easements.
 - iv. *Design* – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Recreational Vehicle Park.

- c. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - i. *The Tank System* – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - (a) The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - (b) Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square, covered by either a removable type lid or a hinged type lid.
 - (c) Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least one, two and one-half (1, 2 ½) inch outlet.
 - ii. *The Pond System* – A water pond shall be located in such a way as to service all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the the fire chief of the municipality, to adequately serve all park lots. In addition, a cyclone fence at a minimum height of six (6) feet, with single strand barbed wire shall enclose the pond.

ARTICLE XIII



LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

ARTICLE XIII

LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

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.

ARTICLE XIV



ADMINISTRATION AND MODIFICATION

ARTICLE XIV

ADMINISTRATION AND MODIFICATION

Section 1401 **Amendments**

The County Commissioners of the County of Clearfield may from time to time revise, modify and amend this Ordinance by appropriate action in accordance with the Pennsylvania Planning Code, Act 247, as amended.

Section 1402 **Filing Fee**

1402.1 The filing fee shall be as fixed by the Planning Commission by Resolution of the Board of the County Commissioners. Any additional costs of review, design, inspection or maintenance by County and Local Municipal Officials shall be borne by the applicant.

1402.2 The applicant shall reimburse the municipality for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule established by Ordinance or Resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the municipal engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the municipalities when fees are not reimbursed or otherwise imposed on applicants.

- A. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the municipality that such expenses are disputed as unreasonable or unnecessary, in which case the municipality shall not delay or disapprove a subdivision or land development application or any approval, or permit related to development due to the applicant's request over disputed engineer expenses.
- B. If, within twenty (20) days from the date of billing, the municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and municipality shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.
- C. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

- D. In the event that the municipality and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located (or if at the time there is no President Judge, then the senior active judge then sitting), shall appoint such engineer, who, in that case, shall be neither the municipal engineer nor any professional engineer who has been retained by, or performed services for, the municipality or the applicant within the preceding five (5) years.
- E. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000 or more, the municipality shall pay the fee of the professional engineer, but otherwise the municipality and the applicant shall each pay one half (1/2) of the fee of the appointed professional engineer.

Section 1403 Records

The Commission shall maintain an accurate public record of all plans upon which it takes action and of its findings, decisions, and recommendations in relation thereto.

Section 1404 Appeals

In any case where the Planning Commission disapproves a subdivision plan, any person aggrieved thereby may, within thirty (30) days thereafter, appeal to the Court of Common Pleas of Clearfield County, Pennsylvania in accordance with Article X-A of the Pennsylvania Municipal Planning Code.

Section 1405 Validity

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance as a whole, or any individual part thereof.

Section 1406.1 Preventive Remedies

- A. In addition to other remedies, the County may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

The County may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance or preceding regulations of the County of Clearfield. This authority to deny such a permit or approval shall apply to any of the following applicants:

1. The owner of record at the time of such violation.
2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the County may require compliance with the condition that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 1406.2 Enforcement Remedies

- A. Any person, partnership or corporation who or which has violated the provisions of this Subdivision and Land Development Ordinance enacted under the Pennsylvania Municipal Planning Code or prior enabling laws shall, upon being found liable therefore in a civil enforcement proceeding commenced by the County of Clearfield, pay a judgment of not more than five hundred dollars (\$500), plus all court costs, including reasonable attorney fees incurred by the County of Clearfield as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the County of Clearfield may enforce the judgment pursuant to the applicable rules of civil procedure.

Each day that a violation continues shall constitute a separate violation, unless the district justice, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

- B. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
- C. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the municipality the right to commence any action for enforcement pursuant to this section.

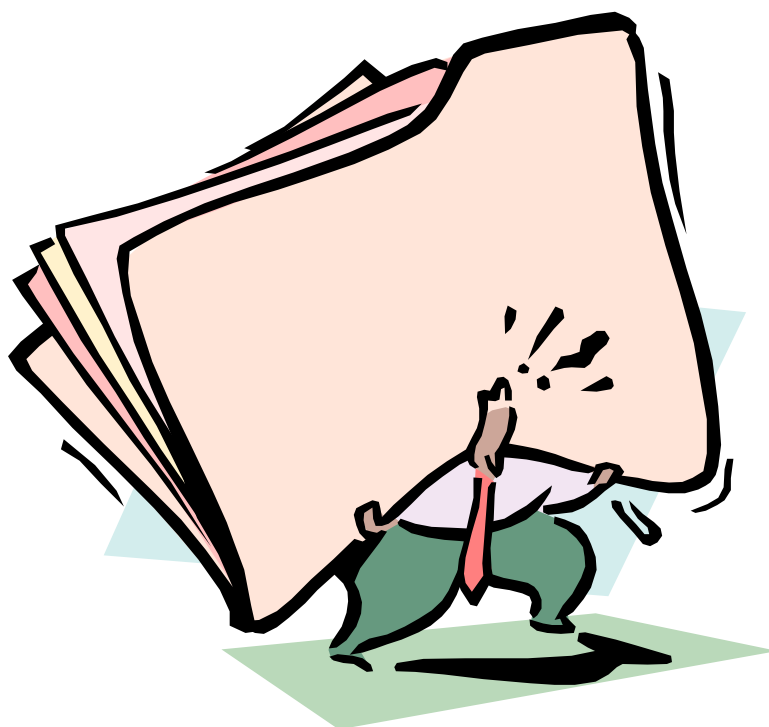
Section 1407 Modification of Regulations

- 1407.1** The County Commissioners may grant a modification of the requirements of one (1) or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Ordinance is observed.
- 1407.2** All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonable unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved, and the minimum modification necessary.
- 1407.3** The Planning Commission shall keep a written record of all action on all requests for modification.
- 1407.4** The Planning Commission may submit advisory comments on the request for modification. If the County Commissioners approve the request for modification, it shall authorize the minimum modification from this Ordinance that will afford relief. Approved modifications must be recorded on the plan.

Section 1408 Conflict

Whenever there is a difference between the minimum standards or dimensions specified herein and those contained in other regulations, resolutions or ordinances of the County, the highest standards shall govern.

APPENDICES



APPENDIX I

APPLICATION FOR CONSIDERATION OF SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

Top Section For Commission Use Only:

CCPC FILE No. _____

Date of Receipt of Plan _____

Date of Meeting _____

Date Plan Recorded at Recorder's Office _____

The undersigned hereby applies for approval/review under the Clearfield County Subdivision and Land Development Ordinance of 1995 for the { } Subdivision { } Land Development Plan submitted herewith and described below:

Review _____ In accordance with Section 301 of the Ordinance.

Review _____ In accordance with Section 106 of the Ordinance where a local municipal Subdivision and Land Development Ordinance is in effect.

1. **Plan Name:** _____

2. **Drawing No.:** _____ **Plan Date:** _____

3. **Project Location:** _____

4. **Municipality:** _____ **Tax Map Parcel:** _____

5. **Name of Property Owner(s):** _____

Address: _____ **Phone No.:** _____

6. **Project Description:**

Existing Land Use:

No. of Lots:

Proposed Land Use:

No. of Lots

Current Zoning:

7. **Total Acreage:** _____

8. **How Many Lots Have Been Subdivided Off the Parent Tract Since 1995?** _____

APPENDIX I (Continued)

9. Application Classification (Please Check One)

☐ Preliminary Plan*

☐ Final Plan*

(*Plans must be accompanied by completed Checklist from Surveyor)

☐ Revised Subdivision and/or Land Development Plan

10. Name of Applicant (if other than Owner): _____

Address: _____ **Phone No.:** _____

11. Firm Which Prepared the Plan: _____

Address: _____ **Phone No.:** _____

12. Person Responsible for Plan: _____

13. Type of Sewer: ☐ Proposed Public ☐ Existing Public
☐ Proposed On-Lot ☐ Existing On-Lot

14. Water Supply: ☐ Proposed Public ☐ Existing Public
☐ Proposed Well ☐ Existing Well
☐ Other (Please Specify) _____

15. Lineal Feet of New Street: _____

Identify All Street(s) Not Proposed for Dedication: _____

16. Acreage Proposed for Park or Other Public Use: _____

17. Amount of Filing Fee Enclosed: \$ _____ ☐ Check ☐ Cash ☐ Money Order

The undersigned hereby represents that I/We are the sole owner(s) of the property, and to the best of my knowledge and belief, all information listed above is true, and complete.

I further hereby agree by the signing of this document, to give my permission to the Clearfield County Planning Commission to enter upon my property for the purpose of reviewing the above stated subdivision.

Signature of Landowner

Date

APPENDIX I (Continued)

For Municipal Use Only:

WE do hereby request the Clearfield County Planning Commission to review the enclosed Subdivision and/or Land Development Plan in accordance with the Pennsylvania Municipalities Code, Act 247.

Signature

Date

Title

Phone Number

Address

APPENDIX 2

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Clearfield County Subdivision and Land Development Ordinance.

Signed this _____ day of _____ 20 _____

Signature of Registered Surveyor Responsible for Plan

*

*** Surveyor Seal Required**

APPENDIX 3

STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm drainage facilities shown and described hereon are designed in conformance with the Clearfield County Subdivision and Land Development Ordinance.

Signed this _____ day of _____ 20_____

Signature of Registered Surveyor Responsible for Plan

*

*** Surveyor Seal Required**

APPENDIX 4

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

INDIVIDUAL

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he/she is the * _____ of the property shown on this plan, that he/she acknowledges the same to be his/her act and plan, that he/she desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Signature of the Individual

**Signature of Notary Public (Or Other Officer Authorized
To Acknowledge Deeds)**

My Commission Expires _____, 20____

* Identity of Ownership or Equitable Ownership

** Notary Seal Required

APPENDIX 4 (Continued)

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

CO-PARTNERSHIP

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned
officer, personally appeared _____,
being of the firm of _____,
who being duly sworn according to law, deposes and says that the co-partnership is the

_____ of the property shown on
(IDENTITY OF OWNERSHIP OR EQUITABLE OWNERSHIP)
this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its
act and plan and desires the same to be recorded, and that all streets and other property identified
as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are
hereby dedicated to the public use.

Signature of the Individual

Signature of the Individual

**Signature of Notary Public (Or Other Officer Authorized
To Acknowledge Deeds)**

My Commission Expires _____, 20____
**

** Notary Seal Required

APPENDIX 4 (Continued)

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

CORPORATE

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned
officer, personally appeared _____,

being _____ of _____
(TITLE) (NAME OF CORPORATION)

who being duly sworn according to law, deposes and says that the corporation is the

_____ of the property shown on this
(IDENTITY OF OWNERSHIP OR EQUITABLE OWNERSHIP)

plan, that he/she is authorized to execute said plan on behalf of the Corporation, that the plan is
the act and deed of the Corporation, that the Corporation desires the same to be recorded, and on
behalf of the Corporation further acknowledges that all streets and other property identified as
proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby
dedicated to the public use.

Signature of the Individual

**

Signature of Notary Public

My Commission Expires _____, 20____

** Corporate Seal

*** Signature and Seal of Notary Public (or Other Officer Authorized to Acknowledge Deeds)

APPENDIX 5

**CLEARFIELD COUNTY PLANNING COMMISSION'S
PRELIMINARY PLAN APPROVAL**

CERTIFICATE

At a meeting on the _____ day of _____ 20____,
the Clearfield County Planning Commission granted PRELIMINARY PLAN APPROVAL of this
project, including the complete set of plans marked sheet(s) _____ through _____, which
form a part of the application dated _____ and was last revised
on _____ 20____, and bearing CCPC File No. _____.
This plan may not be recorded in the Clearfield County Recorder if Deeds, nor may any
construction be initiated.

Chairman

Vice-Chairman

APPENDIX 6

**CLEARFIELD COUNTY PLANNING COMMISSION'S
REVISED FINAL PLAN APPROVAL CERTIFICATE**

On the _____ day of _____, 20____, the
Clearfield County Planning Commission granted revised final plan approval for this plan, bearing
CCPC File No. _____.

Chairman

Vice-Chairman

APPENDIX 7

CLEARFIELD COUNTY PLANNING COMMISSION'S FINAL PLAN APPROVAL CERTIFICATE

On the _____ day of _____, 20____,
the Clearfield County Planning Commission approved this project, including the complete set of
plans and information which are filed with the Commission as CCPC File No. _____,
based upon its conformity with the standards of the Clearfield County Subdivision and Land
Development Ordinance.

Chairman

Vice-Chairman

APPENDIX 8

CLEARFIELD COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

The Clearfield County Planning Department, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on the _____ day of _____ 20____, and copy of the review is on file at the office of the Planning Department as CCPC File No. _____. This certificate does not indicate approval or disapproval of the plan by the Clearfield County Planning Department, and does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, the Commonwealth, or the Federal Government.

Signature of Director

APPENDIX 9

RECORDER OF DEEDS CERTIFICATE

This certifies that the plan for _____,
and is on file with the Clearfield County Planning Commission as CCPC File No. _____,
was recorded in the office for Recording of Deeds, in and for Clearfield County, Pennsylvania in
Subdivision Plan Book _____, Page _____. Witness my hand and seal of
office this _____ day of _____ 20____.

RECORDER

APPENDIX 10

MUNICIPAL PLAN NOTIFICATION (Not Needed on Preliminary or Final Plan)

The officials of _____, as
(NAME OF LOCAL MUNICIPALITY)
required by the Clearfield County Subdivision and Land Development Ordinance, received a copy of this plan for their information. This certification does not indicate approval or disapproval of the plan by the local municipality, and the local municipality does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, County, Commonwealth or Federal Government.

*

SIGNATURE

TITLE

DATE

* Signature and Title of the local Municipal Secretary or other local Municipal Official authorized by the local municipality, and whose name appears on the list of authorized municipal officials which can be obtained at the Commission's Office.

APPENDIX 11

IMPROVEMENT AGREEMENT

Plan Name: _____

Plan Location: _____

The undersigned developer hereby agrees to provide throughout his development, as shown on the plan of _____ dated _____ the following municipal improvements:

<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>ESTIMATED CONSTRUCTION COST</u>
Street Grading		
Street Base		
Street Paving		
Curbs		
Sidewalks		
Storm Sewer Facilities		
Water Supply Facilities		
Fire Hydrants		
Survey Monuments		
Buffer Planting		
Other (Specify)		

Total Estimated Cost \$ _____

Signature of Developer

APPENDIX 12

NOTICE OF THE COMPLETION AND APPROVAL OF IMPROVEMENTS

Date: _____

Clearfield County Planning Commission
209 East Locust Street
Clearfield, PA 16830

SUBJECT: Approval of Improvements

Ladies and Gentlemen:

The developer of the project known as _____
has completed the installation of the following improvements in accordance with the approved
plans:

_____ Street Grading

_____ Street Base

_____ Street Paving

_____ Street Signs

_____ Curbs

_____ Sidewalks

_____ Storm Sewer Facilities

_____ Sanitary Sewer Facilities

_____ Water Supply Facilities

_____ Fire Hydrants

_____ Survey Monuments

_____ Buffer Planting

_____ Other (Specify)

Signature

Print Full Name

Title

Municipality/Authority

Address

Phone No.

APPENDIX 13

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

Date: _____

Clearfield County Planning Commission
209 East Locust Street
Clearfield, PA 16830

SUBJECT: Acceptance of Improvement Guarantee

Ladies and Gentlemen:

The developer of the project known as _____
had provided an improvement guarantee in the form of a _____
for the sum of \$ _____ to assure the proper installation of the following
improvements:

_____ Street Grading	_____ Sanitary Sewer Facilities
_____ Street Base	_____ Water Supply Facilities
_____ Street Paving	_____ Fire Hydrants
_____ Street Signs	_____ Survey Monuments
_____ Curbs	_____ Buffer Planting
_____ Sidewalks	_____ Other (Specify)
_____ Storm Sewer Facilities	

This form of improvement guarantee was accepted by Resolution of the _____
_____ at a meeting on the _____ day of _____, 20_____.

Signature

Print Full Name

Title

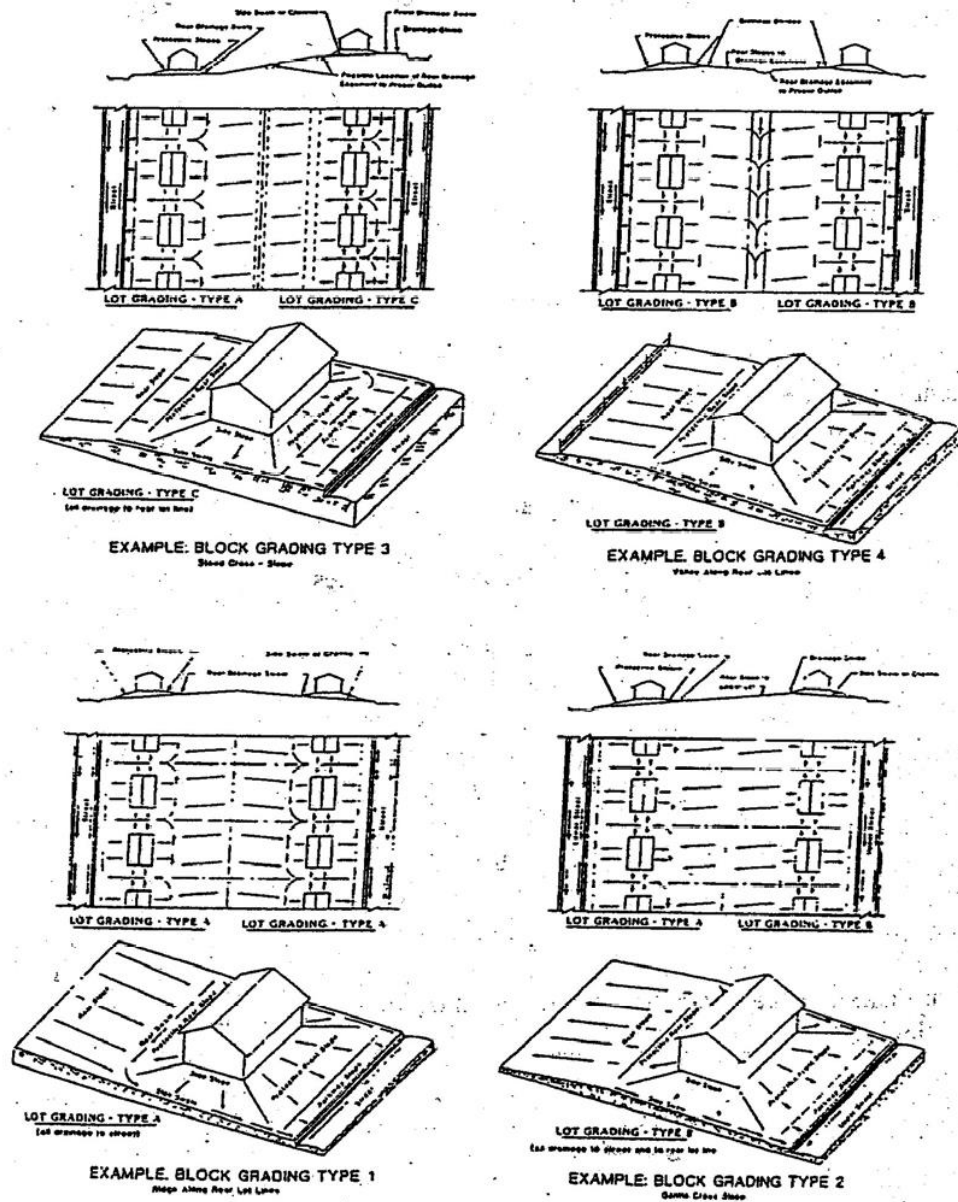
Municipality/Authority

Address

Phone No.

APPENDIX 14

LOT GRADING PLAN EXAMPLES



Source: Iowa Department of Soil Conservation, Soil and Water Conservation in Urban Areas.

APPENDIX 15
RUNOFF CO-EFFICIENTS “C” FOR RATIONAL FORMULA

Soil Group	A			B			C			D		
	0-2%	2-6%	6%+	0.2%	2-6%	6%+	0.2%	2-6%	6%+	0-2%	2-6%	6%+
Slope												
Land Use												
<i>Cultivated Land</i>												
Winter Conditions	.14	.23	.34	.21	.32	.41	.27	.37	.48	.34	.45	.56
Summer Conditions	.10	.16	.22	.14	.20	.28	.19	.26	.33	.23	.29	.38
<i>Fallowed Fields</i>												
Poor Conditions	.12	.19	.29	.17	.25	.34	.23	.33	.40	.27	.35	.45
Good Conditions	.08	.13	.16	.11	.15	.21	.14	.19	.26	.18	.23	.31
<i>Forest/Woodland</i>	.08	.11	.14	.10	.14	.18	.12	.16	.20	.15	.20	.25
<i>Grass Areas</i>												
Poor Conditions	.10	.16	.20	.14	.19	.26	.18	.22	.30	.21	.25	.35
Average Conditions	.12	.18	.22	.16	.21	.28	.20	.25	.34	.24	.29	.41
Poor Conditions	.14	.21	.30	.18	.28	.37	.25	.35	.44	.30	.40	.50
<i>Impervious Areas</i>	.90	.91	.92	.91	.92	.93	.92	.93	.94	.93	.94	.95
<i>Weighted Residential</i>												
Lot Size 1/8 Acre	.29	.33	.36	.31	.35	.40	.34	.38	.44	.36	.41	.48
Lot Size 1/4 Acre	.26	.30	.34	.29	.33	.38	.32	.36	.42	.34	.38	.46
Lot Size 1/3 Acre	.24	.28	.31	.26	.32	.35	.29	.35	.40	.32	.36	.45
Lot Size 1/2 Acre	.21	.25	.28	.24	.27	.32	.27	.31	.37	.30	.34	.43
Lot Size 1 Acre	.18	.23	.26	.21	.24	.30	.24	.29	.36	.28	.32	.41

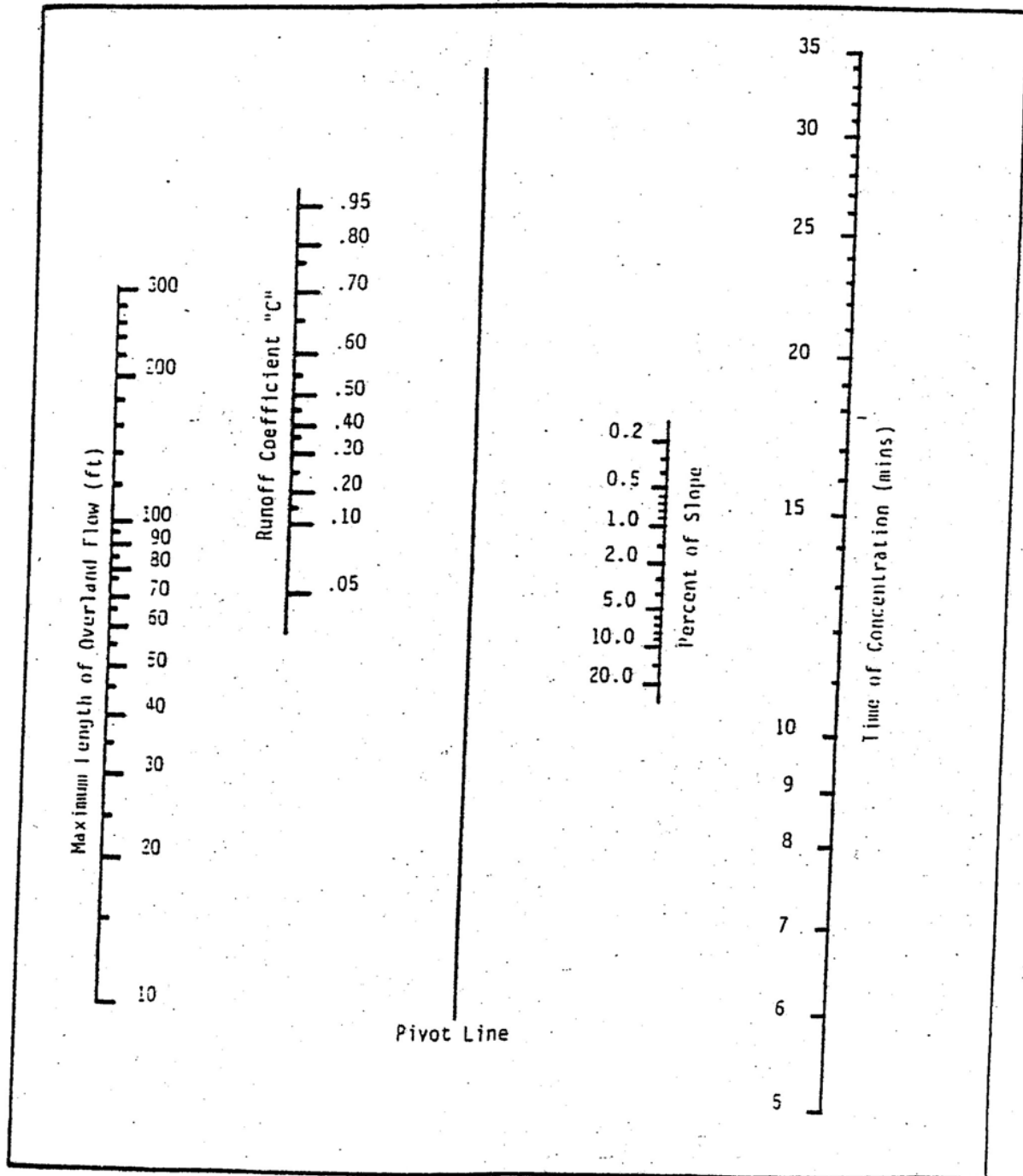
APPENDIX 16
RUNOFF CURVE NUMBERS “CN” FOR SCS METHOD

Soil Group	A			B			C			D		
	0-2%	2-6%	6%+	0.2%	2-6%	6%+	0.2%	2-6%	6%+	0-2%	2-6%	6%+
Land Use												
<i>Cultivated Land</i>												
Winter Conditions	48	60	75	62	73	82	68	78	90	77	88	95
Summer Conditions	35	54	58	48	55	65	57	65	73	64	69	79
<i>Fallowed Fields</i>												
Poor Conditions	45	54	65	56	63	73	64	74	81	69	77	87
Good Conditions	30	44	48	43	48	55	48	54	63	56	60	68
<i>Forest/Woodland</i>	30	40	43	42	46	50	45	50	53	50	56	61
<i>Grass Areas</i>												
Good Conditions	35	51	53	48	54	63	56	59	73	62	63	79
Average Conditions	45	53	58	52	55	65	60	63	75	65	69	82
Poor Conditions	48	55	57	56	67	77	66	74	85	73	81	90
<i>Impervious Areas</i>	96	97	98	96	97	98	96	97	98	96	97	98
<i>Weighted Residential</i>												
Lot Size 1/8 Acre	71	75	78	74	76	82	78	80	87	81	83	90
Lot Size ¼ Acre	62	67	71	66	69	76	67	69	76	75	78	88
Lot Size 1/3 Acre	69	65	69	64	66	74	65	66	75	75	77	87
Lot Size ½ Acre	57	63	68	62	64	73	63	65	73	72	76	86
Lot Size 1 Acre	55	62	67	61	63	72	61	64	72	71	75	85

APPENDIX 17

TIME OF CONCENTRATION NOMOGRAPH

(For Use with the Rational Method)



APPENDIX 18

VERIFICATION

(If no Improvement Construction Plan has been approved)

I/WE _____, do hereby verify that I/We have reviewed the Final Plan. I/We further verify that the Final Plan correctly and accurately depicts the condition of the land and there has been no site grading or construction of improvements on the property, and that such statements are true and correct to the best of my/our knowledge, information and belief. These statements are being given by me/us to induce official action on the part of the County of Clearfield, its agents, officers, servants and employees. I/We understand that any false statements made herein are being made subject to the penalties of 18 PA C.S. Section 4904 relating to unsworn falsification to authorities and that any false statement made herein shall be deemed to be a violation of the Clearfield County Subdivision and Land Development Ordinance of 1995, as amended, and subject to the penalties provided therein.

Landowner

Date

Developer

Date

VERIFICATION

(If an Improvement Construction Plan has been approved)

I/WE _____,do hereby verify that I/We have reviewed the Final Plan. I/We further verify that the Final Plan correctly and accurately depicts the condition of the land and all site grading and construction of improvements on the property, and have been undertaken in accordance with an Improvement Construction Plan approved by the Commission on _____ 20__, and that such statements are true and correct to the best of my/our knowledge. These statements are being given by me/us to induce official action on the part of the County of Clearfield, its agents, and employees. I/We understand that any false statements made herein are being made subject to the penalties of 19 PA C.S. Section 4904 relating to unsworn falsification to authorities, and that any false statement made herein shall be deemed to be a violation of the Clearfield County Subdivision and Land Development Ordinance of 1995, as amended, and subject to the penalties provided therein.

Landowner

Date

Developer

Date

APPENDIX 19

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between the following parties:

Clearfield County Planning Commission, hereinafter called “**Commission**”

and

hereafter called “**Developer**”

RECITALS

WHEREAS, Developer has submitted to the Clearfield County Planning Commission, a plan and application for a Subdivision or Land Development Plan located in _____ Township/Borough known and designated as _____: and,

WHEREAS, Commission has required and Developer has agreed that as a condition precedent to final approval of the Developer’s Subdivision and Land Development Plan, all improvements shall be completed by the Developer and approved, or, in lieu of the completion of the improvements required, the Developer shall provide a bond or other security as required by Sections 509 and 510 of the *Pennsylvania Municipalities Planning Code* (MPC), Act 247 of 1968, as amended; and,

WHEREAS, Commission and Developer desire to set forth their understanding concerning the Developer’s agreement and responsibility to pay the costs involved in inspecting and approving Developer’s Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Commission and Developer agree as follows:

1. The Developer, at his own cost and expense, shall proceed to perform and complete all improvements required by the Developer’s Subdivision or Land Development, subject to the review and approval of the plans and specifications by the Commission.
2. In lieu of the completion of the improvements required as a condition for the final approval of the Developer’s Subdivision or Land Development Plan, the Developer SHALL PROVIDE for deposit with the Commission, financial security (consistent with Section 509 of the MPC) in an amount sufficient to cover the costs of any improvements including, but not limited to, roads, storm water facilities, utilities and other related facilities. Such bond, or other security SHALL PROVIDE for, and secure to the public, the completion of the improvements within one (1) year of the date fixed in the subdivision or development plat for the completion of such improvements. THE AMOUNT of financial security shall be equal to one hundred ten percent (110%) of the cost of the required improvements for which financial security is to be posted.

THE COST of the improvements shall be established by submission to the Commission of an estimate prepared by the Developer’s Engineer, subject to review, comment, and approval by the Commission or its designees.

APPENDIX 19 (Continued)

3. The Commission or its designee and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during construction and upon completion of all improvements.
4. Upon completion of the improvements, the Developer shall give notice to the Commission and its designee, in writing, to inspect the improvements. The Commission or its designee shall inspect the improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Commission or its designee disapproves, they shall notify the Developer promptly. If the Commission or its designee does not approve or disapproves the improvements within thirty (30) days after written notification of completion by the Developer, then in such event, the improvements shall be deemed approved.
5. Developer agrees to reimburse the Commission or its designees for Engineering services necessitated by the review and inspection of all required improvements and all associated expenses, at the following rates: \$_____ per hour; associated itemized expenses, where applicable. It is agreed that the Engineering services shall be payable by the Developer within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
6. Where applicable, Developer agrees to reimburse the Commission for Solicitor services necessitated by the review and approval of the Developer's plan and necessitated by the review of all required bonds or security, etc. It is agreed the Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.

IN WITNESS, WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, **DATED** this _____ day of _____, A.D. 20____.

CLEARFIELD COUNTY PLANNING COMMISSION

BY: _____

(Notary Seal)

DEVELOPER:

APPENDIX 19 (Continued)

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between the following parties:

Clearfield County Planning Commission, hereinafter called “**Commission**”

and

hereafter called “**Developer**”

RECITALS

WHEREAS, Developer has submitted to the Commission, a plan and application for a Subdivision or Land Development Plan located in _____ Township/Borough known and designated as _____.

WHEREAS, Commission has required and Developer has agreed that as a condition precedent to final approval of the Developer’s Subdivision and Land Development Plan, all improvements shall be completed by the Developer and approved, or, in lieu of the completion of the improvements required, the Developer shall provide a bond or other security as required by Sections 509 and 510 of the *Pennsylvania Municipalities Planning Code* (MPC), Act 247 of 1968, as amended (see attachment); and,

WHEREAS, Commission, Township/Borough and Developer desire to set forth their understanding concerning the Developer’s agreement and responsibility to pay the costs involved in processing, inspecting and approving Developer’s Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Commission, Township/Borough and Developer agree as follows:

1. The Developer, at his own cost and expense, shall proceed to perform and complete all improvements required by the Developer’s Subdivision or Land Development Plan, subject to the review and approval of the plans and specifications by the Township/Borough Engineer.
2. In lieu of the completion of the improvements required as a condition for the final approval of the Developer’s Subdivision or Land Development Plan, the Developer SHALL PROVIDE for deposit with the Township/Borough financial security (consistent with Section 509 of the MPC) in an amount sufficient to cover the costs of any improvements including, but not limited to, roads, storm water facilities, utilities and other related facilities. Such bond, or other security SHALL PROVIDE for, and secure to the public, the completion of the improvements within one (1) year of the date fixed in the subdivision or development plat for the completion of such improvements. THE AMOUNT of financial security shall be equal to one hundred ten percent (110%) of the cost of the required improvements for which financial security is to be posted. THE COST of the improvements shall be established by submission to the Township/Borough Engineer of an estimate prepared by the Developer’s Engineer, subject to review, comment, and approval by the Township/Borough Engineer.

APPENDIX 19 (Continued)

MEMORANDUM OF UNDERSTANDING

3. The Township/Borough Engineer and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during the construction and upon completion of all improvements and provide copy of same to the Commission.
4. Upon completion of the improvements, the Developer shall give notice to the Township/Borough Engineer, in writing, to inspect the improvements. The Township/Borough Engineer shall inspect the improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Township/Borough Engineer disapproves, the Engineer shall notify the Developer promptly. The Developer shall provide copies of all correspondence to the Commission.
5. Developer agrees to reimburse the Township/Borough for engineering services necessitated by the review and approval of the Developer's plan and necessitated by the review and inspection of all required improvements and all associated expenses, at the following rates: \$_____per hour; associated itemized expenses, where applicable. It is agreed that engineering services shall be payable by the Developer within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
6. Where applicable, Developer agrees to reimburse the Township/Borough for Solicitor services necessitated by the review and approval of the Developer's plan and necessitated by the review of all required bonds or security, etc. It is agreed the Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
7. Developer, their heirs and assigns, agree to save harmless and indemnify the Commission for any costs, damages, claims and expenses, including legal fees.

APPENDIX 19 (Continued)

IN WITNESS WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, **DATED** this _____ day of _____ A.D., 20____.

COUNTY:

TOWNSHIP OR BOROUGH:

(Notary Seal)

Date: _____

DEVELOPER:

Date: _____

APPENDIX 20

ITE GENERATION RATES BY MAJOR LAND USE CATEGORIES

LAND USE TYPE	AVERAGE WEEKDAY TRIP GENERATION RATES	
Residential	Trips Per Indicated Measure: Dwelling Unit	
Single-family Detached		10.0
Condominium/Townhouse		6.6
Low-rise Apartment		4.0
High-rise Apartment		5.2
Mobile Home		4.8
Retirement Community		3.3
Recreation Home (Owner)		3.2
Office Building	Trips Per Indicated Measure: Employee 1,000 gross sq. ft. of Building Area	
General Office, under 100,000 gross sq. ft.	3.7	17.7
General Office, 100,000-199,999 gross sq. ft.	3.8	14.3
General Office, over 200,000 gross sq. ft.	2.9	10.9
Medical Office Building	N/A	54.6
Office Park	3.3	20.7
Research Center	2.4	5.3
Industrial	Trips Per Indicated Measure: Employee 1,000 gross sq. ft. of Building Area	
Light Industrial	3.2	5.5
Heavy Industrial	2.1	1.5
Industrial Park	3.6	7.0
Manufacturing	2.1	3.9
Warehousing	3.9	4.9
Mini Warehouse	N/A	2.8
Lodging	Trips Per Indicated Measure: Employee Room	
Hotel	11.3	10.5
Motel	12.8	10.1

APPENDIX 20 (Continued)

ITE GENERATION RATES BY MAJOR LAND USE CATEGORY

LAND USE TYPE*	AVERAGE WEEKDAY TRIP GENERATION RATES
----------------	---------------------------------------

Retail	Trips Per Indicated Measure:	
	Employee	1000 gross sq. ft Of leasable area
Specialty Retail	N/A	40.1
Discount Store	N/A	70.1
Shopping Center		
Under 50,000 sq. ft. leasable area	N/A	117.9
50,000-99,999 sq. ft. leasable area	N/A	82.0
100,000-199,999 sq. ft. leasable area	N/A	66.7
200,000-299,999 sq. ft. leasable area	N/A	50.6
300,000-399,999 sq. ft. leasable area	N/A	41.9
400,000-499,999 sq. ft. leasable area	N/A	39.7
500,000-999,999 sq.ft. leasable area	N/A	37.2
1,000,000-1,249,000 sq. ft. leasable area	N/A	37.1
Over 1,250,000 sq. ft. leasable area	N/A	34.1
Institutional	Trips Per Indicated Measure:	
	Employee	Student
Elementary School	13.1	1.0
High School	16.3	1.4
Junior/Community College	N/A	1.6
University**	N/A	2.4
Library**	51.0	41.8 (per 1,000 sq.ft.)

Notes:

* For definitions, see below.

** More detailed data needed to develop satisfactory trip generation rates.

N/A Information not available from ITE

ITE DEFINITIONS OF LAND USE

Single-Family Detached – A single-family detached home on an individual lot.

Low-Rise Apartment – Apartments in buildings that are only one or two levels (floor).

High-Rise Apartment – Apartments in buildings three or more levels high.

Condominium/Townhouse – Single-family ownership units that have at least one other single-family owned unit within the same building structure. Both condominiums and townhouses are included in this category.

Mobile Home – Trailers shipped, sited, and installed on a permanent foundation.

Retirement Community – Residential units similar to apartments or condominiums, usually located in self-contained villages.

Recreational Homes – Homes usually contained in a resort together with local services and complete recreation facilities.

APPENDIX 20 (Continued)

ITE GENERATION RATES BY MAJOR LAND USE CATEGORY

General Office Building	Houses one or more tenants and is the location where the affairs of a business, commercial, or industrial organization, professional person, or firm are conducted.
Medical Office Building	A facility that provides diagnoses and outpatient care on a routine basis, but which is unable to provide prolonged in-house medical/surgical care.
Office Park	Subdivisions or planned unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations arranged in a park or campus-like atmosphere.
Research Center	Facilities or groups of facilities devoted nearly exclusively to research and development activities.
Light Industrial	Usually employ less than 500 persons with an emphasis on other than manufacturing.
Heavy Industrial	Encompasses the manufacturing of large items.
Industrial Park	Areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another.
Manufacturing	Places where the primary activity is the conversion of raw materials or parts into finished products.
Warehousing	Facilities that are all or largely devoted to storage of materials.
Mini-Warehouse	A building in which a storage unit or vault is rented for the storage of goods.
Hotel	A place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and service shops.
Motel	A place of lodging offering only sleeping accommodations and possibly a restaurant.
Specialty Retail Center	Small shopping centers which contain shops specializing in quality apparel or hard goods.
Discount Stores	Freestanding stores with off-street parking.
Elementary School	School serving students between kindergarten and high school levels.
High School	School serving students between elementary and junior college or university levels.
Junior/Community College	Includes all two- and four-year educational institutions that call themselves a junior college, community college, or college.
University	Includes institutions grouped solely on the basis of their being called universities.
Library	Includes those at universities and other public and private facilities.

Source: Institute of Transportation Engineers, Trip Generation (Washing, D.C: TIE), Fourth Edition. The TIE trip generation data should be used as a general guideline. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.

APPENDIX 21

RESIDENTIAL STREET HIERARCHY: DEFINITION

GUIDELINE STREET TYPE	FUNCTION	MAXIMUM ADT
1) Principal Arterial	An interregional road in the street hierarchy system; carries vehicle traffic to and from the region as well as any through traffic. This street may be a controlled access street.	3000+
2) Minor Arterial	The minor arterial street system should interconnect with the principal arterial system. It provides connections between boroughs, larger villages, minor resort areas and other traffic generators which develop substantial volumes of traffic.	3000+
3) Collector	This classification includes streets that provide connections with local access roads and arterial. They may serve a traffic corridor connecting villages, small boroughs, shopping points, mining and agricultural areas on an intra-county or municipal basis.	3000
4) Local Access	This classification provides direct access to adjacent land and includes connections to farms, individual residences and commercial properties, and to higher classes of highway systems.	800
5) Special Purpose Streets		
a) Rural Residential Lane*	A street serving a very low-density area (minimum 2-acre zoning). The maximum ADT level limits the number of single-family homes on this road to 20. Lanes shall be designed as a two-lane street.	200
b) Alley (Service Street)	A service road that provides secondary means of through access to lots. Alleys function as special purpose streets, and are used in cases of narrow lot frontages. No parking shall be permitted within the right-of-way, and alleys should be designed to discourage through traffic. ADT level shall not exceed that of a local access street. Alleys shall be designed as one or two lane streets.	

APPENDIX 21 (Continued)

RESIDENTIAL STREET TYPE	FUNCTION	GUIDELINE MAXIMUM ADT
c) Cul-de-sac*	A street with a single means of ingress and egress and having a turnaround. Design of turnaround may vary. Cul-de-sacs shall be classified and designed according to anticipated ADT level: Residential street will use the design standards of a local access street; non-residential will use the design standards for Commercial/industrial streets.	250 (residential) 500 (non-residential)
d) Marginal Access Street	A service street that runs parallel to a higher-order street and provides access to abutting properties and separation from through traffic. Shall be designed as local access street or collector according to anticipated daily traffic.	500 (local access total) 1,000 (collector total)
e) Divided Street	Municipalities may require streets to be divided in order to provide alternate emergency access, to protect environmental features, or to avoid grade changes. Design standards should be applied to the combined dimensions of the two-street segments as required by the street class.	800 (local access total) 3,000 (collector total)
f) Stub Street	A portion of a street which has been approved in its entirety. Permitted as part of phased development; may be required if part of overall adopted master plan of the municipality.	800 (local access total) 3,000 (collector total)
g) Driveway*	A private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy.	10 (residential access)
h) Access*	A private drive providing access between a public or private street to 2 or more dwelling units, up to a maximum of 10 dwelling units. An access drive may not be connected to an alley, cul-de-sac or parking loop.	100 (residential access)

* Can be privately owned.

APPENDIX 22

SUGGESTED CARTWAY/RIGHT-OF-WAY WIDTH

Street Type/ Intensity	Projected ADT	Cartway # lanes x width=(ft.)			Parking/Shoulder # lanes x width – (ft.)			Total Width (ft.)	Right-of- Way Width
Commercial/Industrial									
<u>Local Access/Collector</u>									
Low	0-799	1	16	16	0/2	0/6	12	28	40
Medium-High		1	16	16	1/1	10/6	16	32	40
Low		2	12	24	2/0	0/6	12	36	60
Medium-High		2	12	24	2/0	10/0	20	44	60
Medium-High	800-3000	2	12	24	2/0	10/0	20	44	60
High		2	12	24	0/2	0/8	16	38	60
Medium-High		3	12	36	0/2	0/8	16	52	70
Residential Streets									
<u>Local Access</u>									
Low	10-249	1	10	10	0/0	0/0	10	10	16
Low		1	16	16	0/2	0/2	4	20	34
Low		2	8	16	0/2	0/2	4	20	34
Low	250-399	1	16	16	0/2	0/2	4	20	40
Medium		1	16	16	1/1	8/2	10	26	40
Low		2	10	20	0/2	0/2	4	24	40
Medium		2	10	20	1/1	8/2	10	30	50
High	400-800	2	10	20	0/2	0/4	8	28	50
High		2	10	20	1/1	8/4	12	32	20
<u>Collector</u>									
Low-Medium	0-399	1	16	16	0/2	0/2	4	20	40
Low-Medium		2	11	22	0/2	0/2	4	26	40
Low-High	400-799	1	16	16	1/1	8/2	10	26	40
Low		2	11	22	0/2	0/4	8	30	50
Medium		2	11	22	1/1	8/4	12	34	50
High		2	11	22	2/0	8/0	16	38	50
High		3	11	33	0/2	0/4	8	41	60
Medium-High	800-1499	1	16	16	1/1	8/4	12	28	40
Medium		2	11	22	1/1	8/6	14	26	60
High		2	11	22	2/0	8/0	16	38	60
High		3	11	33	0/2	0/2	12	45	60

APPENDIX 22 (Continued)

SUGGESTED CARTWAY RIGHT-OF-WAY WIDTH

Street Type/ Intensity	Projected ADT	Cartway # lanes x width=(ft.)			Parking/Shoulder # lanes x width – (ft.)			Total Width (ft.)	Right-of- Way Width
Medium	1500-3000	2	12	24	1/1	9/6	15	39	60
High		2	12	24	0/2	0/6	12	36	60
High		2	12	24	2/0	9/0	18	42	60
High		3	12	36	0/2	0/6	12	52	70

SPECIAL PURPOSE STREETS

All special purpose streets (lanes, alleys, cul-de-sacs, marginal access, divided streets, and stub streets) shall conform to either local access or collector streets as dictated by ADT and intensity of development.

NOTE 1: Only for use with one-way alleys to provide public access by right-of-way. Ownership and maintenance shall be the responsibility of the abutting lot owners.

APPENDIX 23

SUGGESTED CURB AND SIDEWALK REQUIREMENTS

The following standards may be used in determining curb and sidewalk requirements. The graded area is an area graded the same as a sidewalk, but left in grass. This area can be used later for sidewalks if the intensity of development increases.

Street Type	Curb	Sidewalk or Graded Area
-------------	------	-------------------------

INDUSTRIAL/COMMERCIAL

Local Access

Low Intensity	Not Required	Sidewalk (1-side/Graded Area [1 side])
Medium-High Intensity	Curb	Sidewalk (1 each side)

Collector

Low Intensity	Not Required	Sidewalk (1 side)/Graded Area (1 side)
Medium-High Density		
On-Street Parking	Curb	Sidewalk (1 each side)
Off-Street Parking	Not Required	Sidewalk (1 each side)

RESIDENTIAL

Local Access

Low Intensity	Not Required	Graded Area (1 each side)
Medium-High Intensity	Curb	Sidewalk (1 side)/Graded Area (1 side)
High Intensity		
On-Street Parking	Curb	Sidewalk (1 each side)
Off-Street Parking	Not Required	Sidewalk (1 each side)

Collector

Low Intensity	Not Required ¹	Graded Area (1 each side)
Medium-High Density		
On-Street Parking	Curb	Sidewalk (1 side)/Graded Area (1 side)
Off-Street Parking	Not Required	Sidewalk (1 side)/Graded Area (1 side)
High Intensity		
On-Street Parking	Curb	Sidewalk (1 each side)
Off-Street Parking	Not Required	Sidewalk (1 each side)

SPECIAL PURPOSE STREETS

All special purpose streets (lanes, alleys, cul-de-sacs, marginal access, divided streets, and stub streets) shall conform to either local access or collector streets as dictated by ADT and intensity of development.

Notes:

¹ Curbing is not required except on single-lane roads with on-street parking.

APPENDIX 24

STREET GRADE AND INTERSECTION STANDARDS

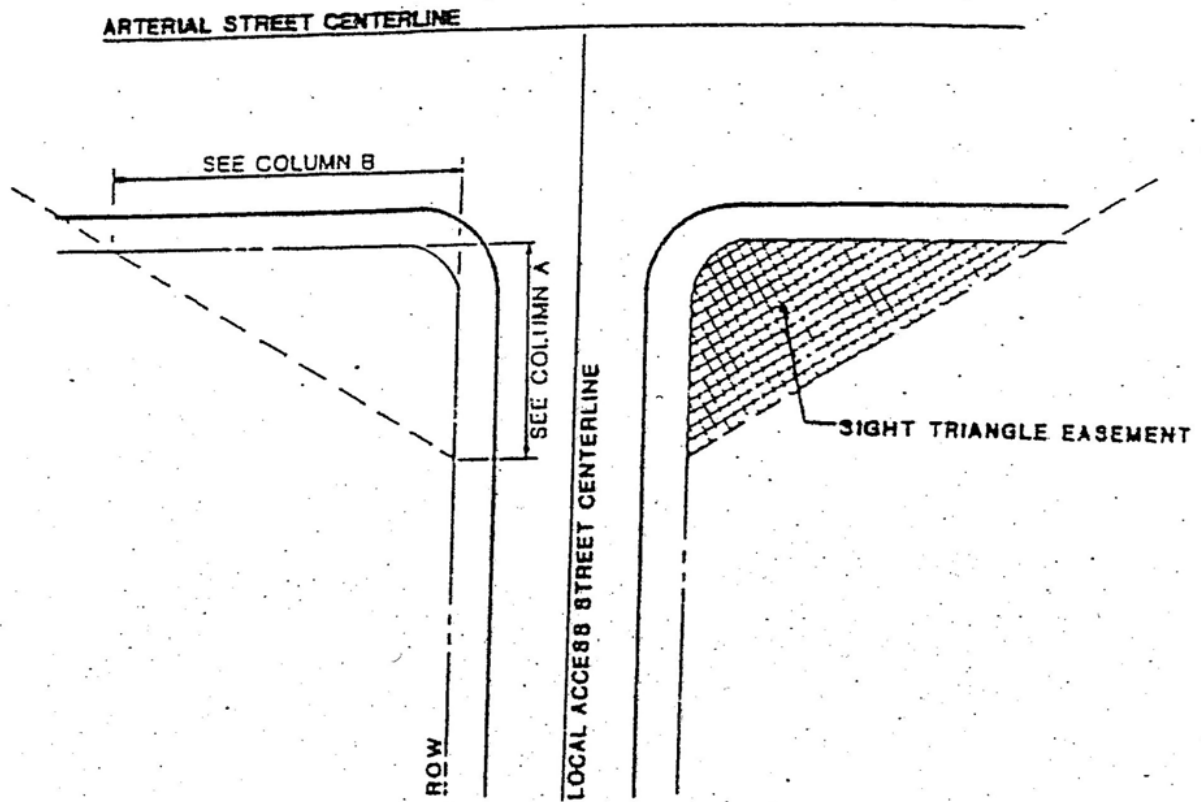
STREET HIERARCHY

	<u>Special Purpose</u>		Local	
	Alley	Cul-de-Sac	Access	Collector
	Lane	Access Drive	Street	
<u>INTERSECTION STANDARDS</u>				
Minimum Grade	0.5%	0.5%	0.5%	0.5%
Maximum Grade	15%	12%	12%	8%
Maximum Grade Within 75' of Intersection of Centerlines	4%	4%	5%	5%
Minimum Centerline Radius	50'	50'	100'	300'
Minimum Tangent Length Between Reverse Curves	0'	50'	50'	150'
Cartway Radii	10'	15'	20'	35'

APPENDIX 25

SIGHT TRIANGLES

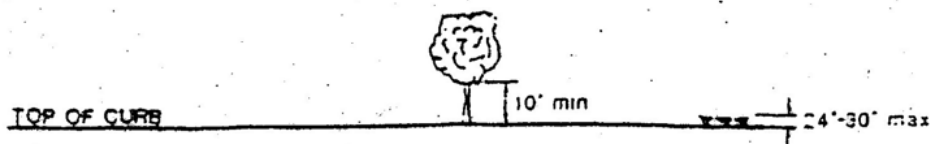
TYPICAL INTERSECTION SIGHT TRIANGLE



TYPICAL DISTANCE REQUIREMENTS ALONG ROW LINE

COLUMN A		COLUMN B
LOCAL ACCESS	30'	30', 100', 120', 130-150'
RESIDENTIAL COLLECTOR	120'	120', 130-150'
ARTERIAL	130-150'	130-150'

PLANTINGS WITHIN EASEMENTS



APPENDIX 26
MINIMUM SAFE STOPPING SIGHT
DISTANCES

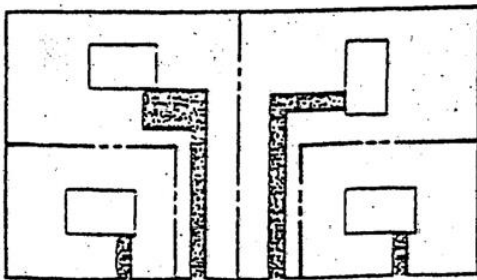
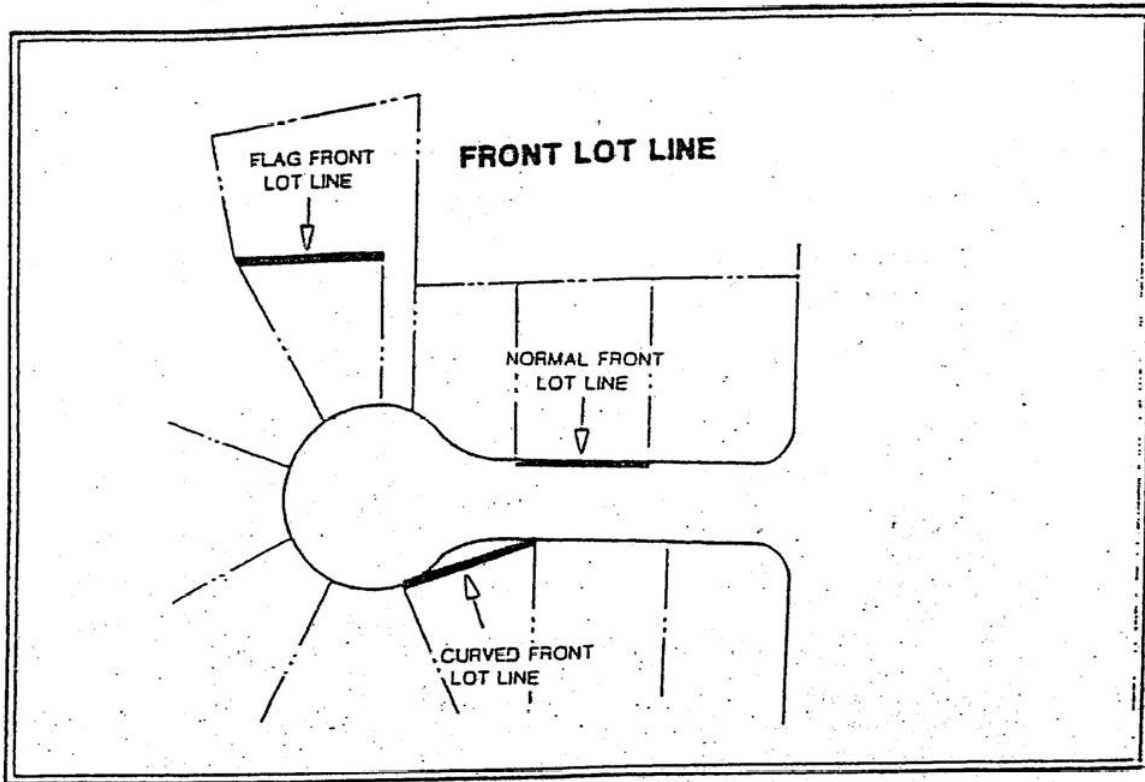
$$\text{MINIMUM SAFE STOPPING SIGHT DISTANCE} = 1.47V^2 + \frac{V^2}{30(F \pm G)}$$

		G = HIGHWAY GRADE IN %															
SPEED (MPH)		0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10	+11	+12	+13		
		0	-1	-2	-3	-4	-5	-6	-7	-8	-9	-10	-11	-12	-13		
15	75'	75'	74'	73'	73'	73'	73'	72'	72'	71'	71'	71'	70'	70'	70'		
20	109'	109'	108'	107'	106'	105'	105'	104'	103'	102'	102'	101'	101'	100'	100'		
25	147'	147'	145'	144'	143'	142'	140'	139'	138'	137'	136'	135'	134'	134'	133'		
30	196'	196'	194'	191'	189'	187'	185'	183'	182'	180'	178'	177'	175'	174'	173'		
35	249'	249'	245'	242'	238'	236'	233'	231'	228'	226'	224'	221'	219'	217'	215'		
40	314'	314'	309'	304'	299'	295'	291'	287'	284'	280'	277'	274'	271'	268'	266'		
45	383'	383'	376'	370'	364'	358'	353'	343'	343'	338'	334'	330'	326'	322'	319'		
50	462'	462'	453'	444'	436'	429'	421'	415'	409'	403'	397'	392'	388'	382'	378'		
55	538'	538'	527'	517'	508'	494'	490'	482'	475'	467'	461'	454'	448'	442'	437'		
60	621'	621'	608'	596'	584'	573'	563'	554'	545'	536'	528'	521'	513'	506'	500'		
			634'	649'	665'	682'	701'	721'	742'	766'	792'	821'	852'	887'	926'		

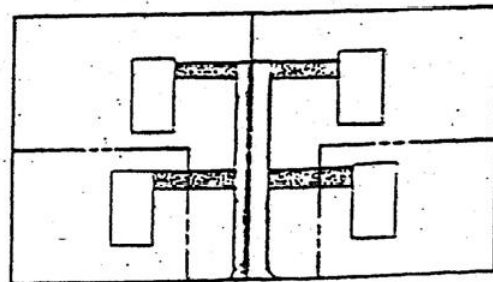
REFERENCE: 1.) 1984 AASHTO Green Book Chapter 3
2.) Pub. 201 Chapter 201 "1982"
3.) Pa. Code Title 67 Chapter 441 "1982"

APPENDIX 27

LOT DIMENSIONS AND CONFIGURATIONS

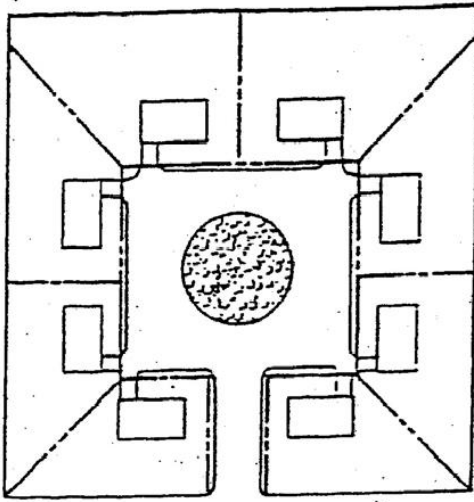


POOR DEVELOPMENT OF FLAG LOTS

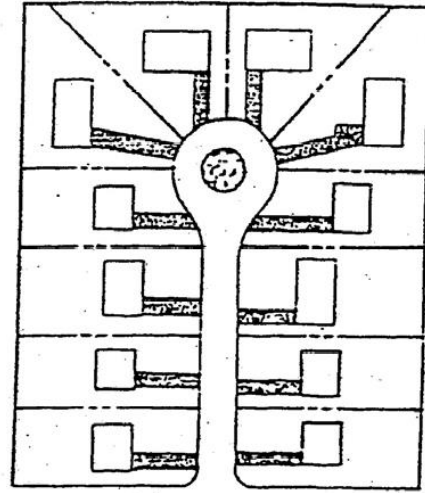


BETTER DEVELOPMENT OF FLAG LOTS
THROUGH THE USE OF A PRIVATE COURT

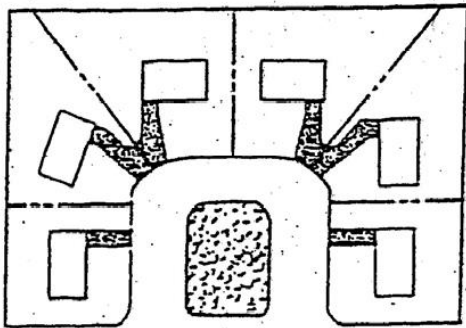
APPENDIX 27 (Continued)



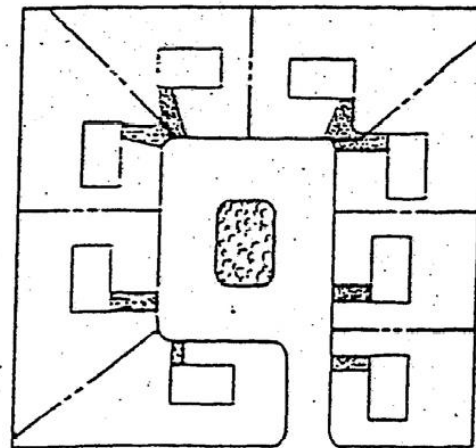
"AUTO COURT" WITH LANDSCAPED ISLAND



PUBLIC CUL-DE-SAC
WITH LANDSCAPED ISLAND



PUBLIC EYE BROW WITH LANDSCAPED ISLAND



"COMMONS" WITH LANDSCAPED ISLAND

APPENDIX 28

VEHICULAR PARKING FACILITIES

Parking Areas: When a municipality has not adopted as part of its Zoning Ordinance off-street parking standards, off-street vehicular parking facilities shall be provided in accordance with the following standards:

- (a) Each residential dwelling unit shall be provided with at least two (2) parking spaces.
- (b) Non-residential land uses shall be provided with parking according to the following standards:

NON-RESIDENTIAL LAND USE	REQUIRED OFF-STREET PARKING SPACES PER INDICATED AREA
Assembly Operations	1 per 800 sq. ft. GFA
Bar	1 per 2 seats
Bowling Alley	4 per alley
Car Wash	10 per washing lane
Church/Synagogue	1 per 3 seats
Fiduciary Institutions	1 per 300-sq.ft. GFA
Finishing Operations	1 per 800 sq. ft. GFA
Hotel	7 per guest room, plus 10 per 1,000 sq. ft. GFA
Industrial	1 per 800 sq. ft. GFA
Library	1 per 300 sq. ft. GFA
Manufacturing	1 per 800 sq. ft. GFA
Medical Center	1 per 250 sq. ft. GFA
Neighborhood Convenience Center	
(Under 4,000,000 sq. ft. GLA	4 per 1,000 sq. ft. GLA
Nightclub 40,000	1 per 3 seats
Offices:	
Under 49,999 sq. ft. GLA	4.5 per 1,000 sq. ft. GFA
50,000-99,999 sq. ft. GFA	4 per 1,000 sq. ft. GFA
100,000+ sq. ft. GFA	3.5 per 1,000 sq. ft. GFA
Receiving	1 per 5,000 sq. ft. GFA
Research	1 per 1,000 sq. ft. GFA
Restaurant	1 per 3 seats
Quick-Food Establishments	1 per 30 sq. ft. GFA
Retail Store	1 per 200 sq. ft. GFA
Schools:	
Elementary	2 per classroom; but not less than 1 per teacher & staff
Intermediate	1.5 per classroom; but not less than 1 per teacher & staff
Secondary	2.5 per classroom; but not less than 1 per teacher & staff
Service Station	4 per bay & work area
Shipping	1 per 5,000 sq. ft. GFA

APPENDIX 28 (Continued)

VEHICULAR PARKING FACILITIES

RESIDENTIAL LAND USE	REQUIRED OFF-STREET PARKING SPACES PER INDICATED AREA
Shopping Center:	
Under 400,000 sq. ft. GLA	4 per 1,000 sq. ft. GLA
400,000-500,000 sq. ft. GLA	4.5 per 1,000 sq. ft. GLA
600,000+ sq. ft. GLA	5 per 1,000 sq. ft. GLA
Storage Area	1 per 5,000 sq. ft. GLA
Theatre	1 per 3 seats
In Shopping Center	1 per 4 seats
Warehouse	1 per 5,000 sq. ft. GFA

GFA = Gross Floor Area

GLA = Gross Leasable Area

APPENDIX 29

ILLUMINATION GUIDELINES FOR STREET, PARKING, AND PEDESTRIAN AREAS

Illumination of streets, parking areas, and pedestrian ways shall be provided as specified in the following table:

A. Street Illumination

Street Hierarchy	Area Classification					
	<u>Commercial</u>		<u>Intermediate</u>		<u>Residential</u>	
	Lux	Footcandles	Lux	Footcandles	Lux	Footcandles
Collector	13	1.2	10	0.9	6	0.6
Minor-Residential						
Subcollector	10	0.9	6	0.6	4	0.4
Local	6	0.6	4	0.4	4	0.4

B. Parking Illumination (Open Parking Facilities)

Level of Activity	Illumination Objective					
	<u>Vehicular Traffic</u>		<u>Pedestrian Safety</u>		<u>Pedestrian Security</u>	
	Lux	Footcandles	Lux	Footcandles	Lux	Footcandles
Low Activity	5	0.5	2	0.2	9	0.8
Medium Activity	11	1	6	0.6	22	2
High Activity	22	2	10	0.9	43	4

C. Pedestrian Way Illumination

Walkways & Bikeway Classification	Minimum Average <u>Level</u>		Average Levels for Special Pedestrian Security			
	Lux	Footcandles	Mounting Heights 3 to 5 meters (9 to 15 meet)		Mounting Heights 5 to 10 meters (15 to 30 meet)	
	Lux	Footcandles	Lux	Footcandles	Lux	Footcandles
Sidewalks (Roadside) & Type A Bikeways						
Commercial Areas	10	0.9	22	2.0	43	4.0
Intermediate	6	0.6	11	1.0	22	2.0
Residential Areas	2	0.2	4	0.4	9	0.8
Walkways Distant from Roadways & Type B Bikeways						
Park Walkways and Bikeways	5	0.5	6	0.6	11	1.0
Pedestrian Tunnels	43	4.0	54	5.0	--	--
Pedestrian Overpasses	3	0.3	4	0.4	--	--
Pedestrian Stairways	6	0.6	9	0.8	--	--

APPENDIX 29 (Continued)

IES Lighting Handbook Definitions:

1. Area Classification:

a. Commercial

That portion of a municipality in a business development where ordinarily there are large numbers of pedestrians during business hours.

b. Intermediate

That portion of a municipality often characterized by a moderately heavy nighttime pedestrian activity, such as in blocks having libraries, community recreation centers, large apartment buildings or neighborhood retail stores.

c. Residential

A residential development, or a mixture of residential and commercial establishments, characterized by a few pedestrians at night. This definition includes areas with single-family homes, townhouses and/or small apartment buildings.

2. Activity Level:

High Activity

Major league athletic events, major cultural or civic events, and major regional shopping centers.

Medium Activity

Fast food facilities, area shopping centers, hospital parking areas, transportation parking (airports, etc.), cultural, civic or recreational events, and residential complex parking.

Low Activity

Local merchant parking, industrial employee parking, educational facility parking.

3. Bikeway Classification:

a. Type A Bikeway – A strip within or adjacent to a public roadway or shoulder, used by bicycle travel.

b. Type B Bikeway – An improved strip identified for public bicycle travel and located away from a roadway or its adjacent sidewalk system.

Source: Illuminating Engineering Society of North America, IES Lighting Handbook (New York, NY: IES, 1981)

APPENDIX 30

CURB IMPROVEMENTS

Introduction

The following is a suggested construction method for curbs. Curbs shall be provided in accordance with 203.01.

Construction Method

All curbs shall be of marble, granite, or concrete construction. All concrete used in construction of curbs shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the authority accepting the dedication.

Concrete shall be placed in forms that are straight and securely braced, unless a curbing machine is used. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into any forms, if used. After the concrete has set sufficiently, any forms if used, shall be removed and the exposed surface shall be rubbed to provide an even finish.

Vertical curbs shall be eighteen (18) inches deep, seven (7) inches wide at the top, and nine (9) inches wide at the base. The distance from the top of the curb to the flow line of the gutter shall be eight (8) inches.

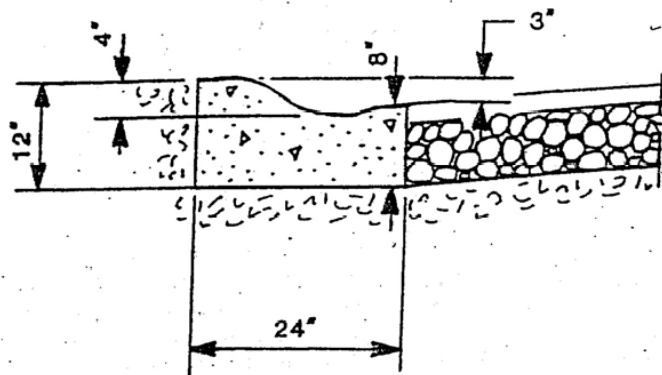
Rolled curb and gutter shall be twelve (12) inches deep at the back, eight (8) inches at the front, and twenty-four (24) inches wide at the top and base. The distance from the top of the curb to the flow line of the gutter shall be four (4) inches. A four (4) inch crushed stone or cinder base shall be installed under the rolled curb and gutter.

Slant curb shall be sixteen (16) inches deep at the back, twelve (12) inches deep at the front and fourteen (14) inches wide at the base.

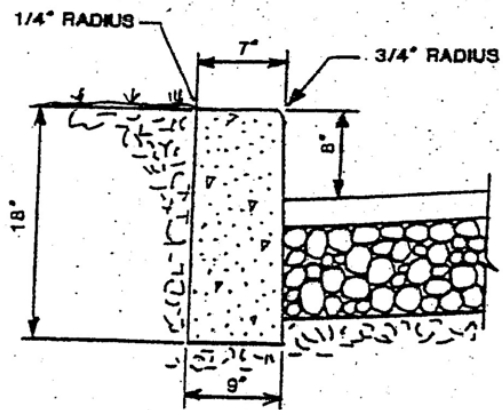
Curbs shall be built in ten (10) foot lengths; construction joints of asphalt impregnated paper of one-sixteenth (1/16) inch shall be provided at ten (10) foot intervals, and expansion joints of one-quarter (1/4) inch pre-moulded filler shall be placed at intervals of one hundred (100) feet.

To provide for driveways, depressions in vertical curbs may be constructed and finished during the time of pouring.

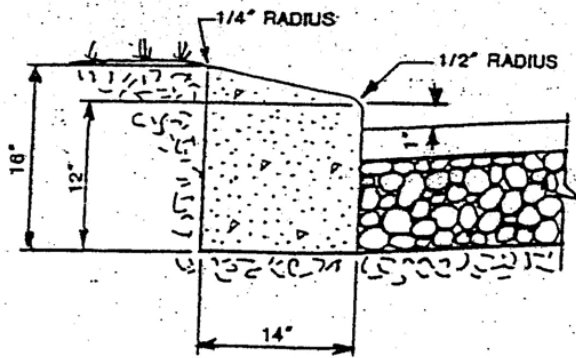
APPENDIX 30 (Continued)



ROLLED CURB
NTS

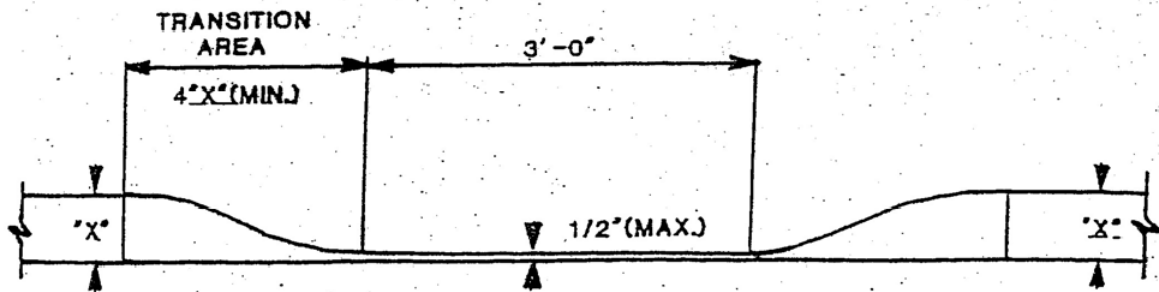
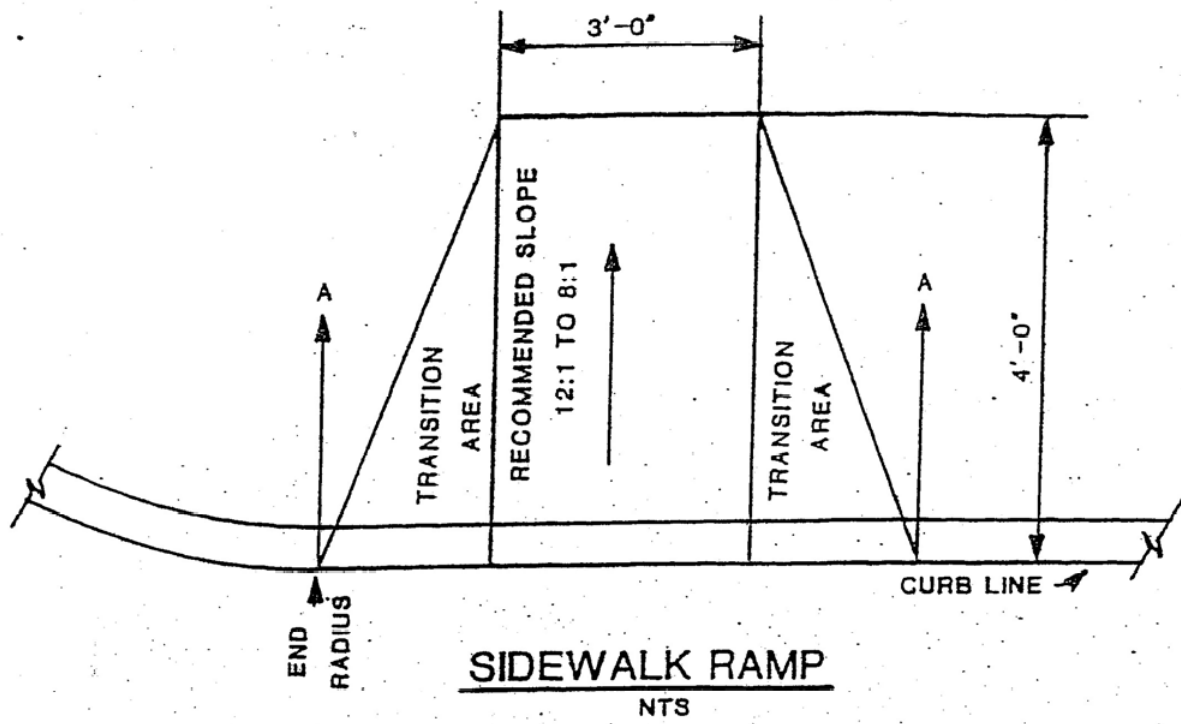


VERTICAL CURB
NTS



SLANT CURB
NTS

APPENDIX 30 (Continued)



SECTION A-A
 "X" = PROPOSED CURB REVEAL
 NTS

APPENDIX 31

SIDEWALK IMPROVEMENTS

Introduction

The following is a suggested construction method for sidewalks. Sidewalks shall be provided in accordance with 803.1.

Construction Method

All sidewalks shall have a width of four (4) feet.

Sidewalks shall be constructed so as to discharge drainage.

Sidewalks shall be constructed of concrete. Concrete used in sidewalk work shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the authority accepting the dedication. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish, and the edge shall be finished with an edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet. There shall be one-half (1/2) inch pre-molded expansion joints between every fifth section and between all points where the concrete sidewalk abuts a connect curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except where driveways cross sidewalks and for driveway apron areas. These areas shall have a minimum thickness of six (6) inches and shall contain one layer of No. 6 wire forming six (6) inch squares. The wire shall be installed so that it is not closer then one (1) inch from the top or bottom surface of the driveway.

APPENDIX 32

NON-MOTORIZED VEHICLE LANES

Non-motorized vehicle lanes shall be constructed to one of the following specifications:

1. **Bicycle Paths** – A two-way off-street bike path should have a minimum paved width of 8 ft. and a maximum width of 12 ft.
 - a. Choice of surface materials, including bituminous mixes, concrete, gravel, soil cement, stabilized earth, and wood planking, shall depend on the intensity of the development and shall be determined by the developer and approved by the Commission.
 - b. Gradients of bicycle paths should generally not exceed a grade of 5%, except for short distances where the grade shall not exceed 15%.
 - c. The radius of curvature shall be based on the grade of the path entering the curve. The following table shall be used to determine the radius:

TABLE 1

<u>Percent Grade</u>	<u>Minimum Radius</u>
0 - 5%	70 feet
5 – 15%	125 feet

- d. Design consideration shall consider the intersection of a bicycle path and a street to provide maximum safety.
2. **Bicycle Lanes** – Bicycle lanes shall be designed to one of the following standards:
 - a. A one-way bicycle lane on a curbed street shall have a minimum width of 4 ft. measured from the face of the curb. The paving material and construction shall be the same as the adjacent street.
 - b. A one-way bicycle lane next to a parking lane shall be located between the parking lane and the travel lane and have a minimum width of 5 ft. The paving material and construction shall be the same as the adjacent parking lane.
 - c. A one-way bicycle lane on a street without a curb or gutter shall be a minimum of 4 feet. The shoulder can and should be used when possible. The shoulder shall be kept clear of any obstruction and clean to remove any excess gravel or other debris. The paving material and construction shall be the same as the shoulder. If the lane is being constructed on an existing road that has no shoulder, or if the shoulder is in poor condition, the lane shall be constructed to the standards set forth in section 602.05.
3. **Carriage Lanes** – Carriage lanes shall be constructed to the following standards:
 - a. Carriage lanes shall be a minimum width of 6' and shall not exceed a width of 8".
 - b. Carriage lanes shall be constructed with a 4" bituminous stabilized course or a 3" base course and a 1" binder course of materials specified in the latest edition of the Pennsylvania Department of Transportation Manual Form 408. An additional 8" gravel course is recommended if the subbase is in poor condition. The finished lane shall maintain a one-fourth (1/4) inch per foot slope draining toward the outside edge of the lane.
 - c. All carriage lanes shall be subject to the approval of the roadmaster and/or a certified engineer before occupancy is permitted.

APPENDIX 33

PA WILDS DESIGN GUIDE: A DESIGN GUIDE FOR COMMUNITY STEWARDSHIP

Pennsylvania Wilds

Design Guide

*A Design Guide for Community
Character Stewardship*



Pennsylvania Wilds Design Guide

A Design Guide for Community Character Stewardship

Encompassing the counties of Cameron, Clarion, Clearfield, Clinton, Elk, Forest, Jefferson, Lycoming, McKean, Potter, Tioga, and Warren.

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Credits

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How to Use This Design Guide

This section describes how to use the Pennsylvania Wilds Design Guide. This section will tell you:

- The scope of information available in this Design Guide;
- How that information is organized; and
- How to practically apply the guidelines and techniques contained in Chapters 2, 3, 4, and 5.

Use of this Design Guide is voluntary; however, there are many benefits to applying the principles and guidelines contained in this document. Just a few of the benefits include enhancing community character, protecting natural resources, and strengthening economic prosperity through sustainable tourism.

Don't feel intimidated by the length of this Design Guide. The Design Guide covers the wide range of land uses, physical locations, and special environmental situations that occur within the Pennsylvania Wilds region. **Only portions of this document will likely apply to your project.**

Please refer to the *Supplemental User's Guide* for additional information and resources, including information about how to receive a Design Guide Recognition Certificate for completed projects.



Summary of Primary Uses

The concepts presented in this Design Guide encourage positive design patterns and characteristics. They are not intended to be strict regulations, specifications, standards or requirements; instead, this document should be used as a *guideline* by public agencies, developers, design professionals, property owners, and others. The information presented in this Design Guide may not solve all problems associated with land use, development, and design, but it does serve as a comprehensive and consistent set of design guidelines that can be applied to the Pennsylvania Wilds region to assist communities in reaping the benefits of change and growth while protecting their uniqueness and character.

Use by Property Owners

- Sets forth guidelines that property owners, developers, investors, and design professionals (engineers, architects, landscape architects, etc.) can consider to ensure that new construction, building renovations, and redevelopment efforts are designed well and are fitting with regional and community character.

Use by Public Agencies

- Supplies a basis upon which comprehensive plans, zoning ordinances, subdivision and land development ordinances, and other land use and design standards can be prepared and revised to reflect unique characteristics of the region and its communities.
- Gives guidance to create land use maps and official zoning maps that direct development to appropriate locations while conserving open space in scenic and environmentally sensitive areas.
- Provides techniques and tools that are available to decision-makers when reviewing development applications to encourage preferred design practices, and to develop projects that are fitting with the regional character, community context, and natural environment.
- Serves as a basis for prioritizing capital improvement projects. Projects that advance the principles contained in this Design Guide should have priority over those that would either not achieve or be detrimental to the achievement of the principles of this document.

This Design Guide is “descriptive” rather than “prescriptive” and will need to be interpreted with some flexibility and professional judgment tailored to the specific circumstances of a particular property or project.

It is not the intent of this Design Guide to homogenize the character of the built environment, to burden property owners with unnecessary requirements, or to mandate any specific style for new development. To the contrary, individual expression is encouraged within the context of the design objectives stated herein.

Organization of This Design Guide

Chapter 1 provides introductory information. There are no “guidelines” contained in this chapter, but readers should refer to this chapter to gain an understanding of why this Design Guide was prepared and information on its implementation.

Chapter 2 provides guidelines and techniques to strengthen regional identity. Unifying regional elements include: a) using the Pennsylvania Wilds logo; b) using wood and timber as a building material for structures and accents; c) displaying symbols of history and patriotism; and d) using traditional architecture. Secondary themes are also discussed. Chapter 2 provides broad thematic direction and applies to all land use types and settings.

Chapter 3 contains guidelines for different types of land uses and locations. These are divided into general categories of: a) agricultural; b) rural communities; c) residential neighborhoods; d) town centers; e) industries; and f) roadway corridors. For most projects, only one category will apply. If a project falls into more than one category, consider each that applies. Chapter 3 is divided into stand-alone subsections, and it is only necessary to review those that apply to your project.

Chapter 4 is a specific section devoted to land uses and structures that may be considered intrusive to regional or community character if incorrectly planned or designed. These include: a) strip commercial centers; b) big boxes; c) franchises; d) hotels and lodging; e) utility towers; and f) wind energy facilities. Couple the guidelines and techniques in Chapter 4 with the applicable sub-section(s) of Chapter 3. Chapter 4 is a supplement to, not a replacement of, Chapter 3.

Chapter 5 explains what can be done to preserve, protect, and complement the region's environmental and natural resources. Review the material in Chapter 5 that applies to the particular circumstances of your community, property's physical attributes, and environmental setting. Review each topic covered in Chapter 5 to determine if it applies to your project or property. The topics covered in Chapter 5 include: a) properties in scenic vistas and viewsheds; b) properties that contain scenic natural landforms; and c) properties with mature trees. Also, this chapter addresses: d) the preservation of dark skies; e) landscaping techniques; and f) environmentally responsible design.

Meaning of Symbols Used Throughout This Design Guide

Each chapter of this Design Guide has two subsections: **GUIDELINES** and **TOOLBOX**. The **GUIDELINES** section provides specific design criteria and photographic examples of desirable and undesirable design.

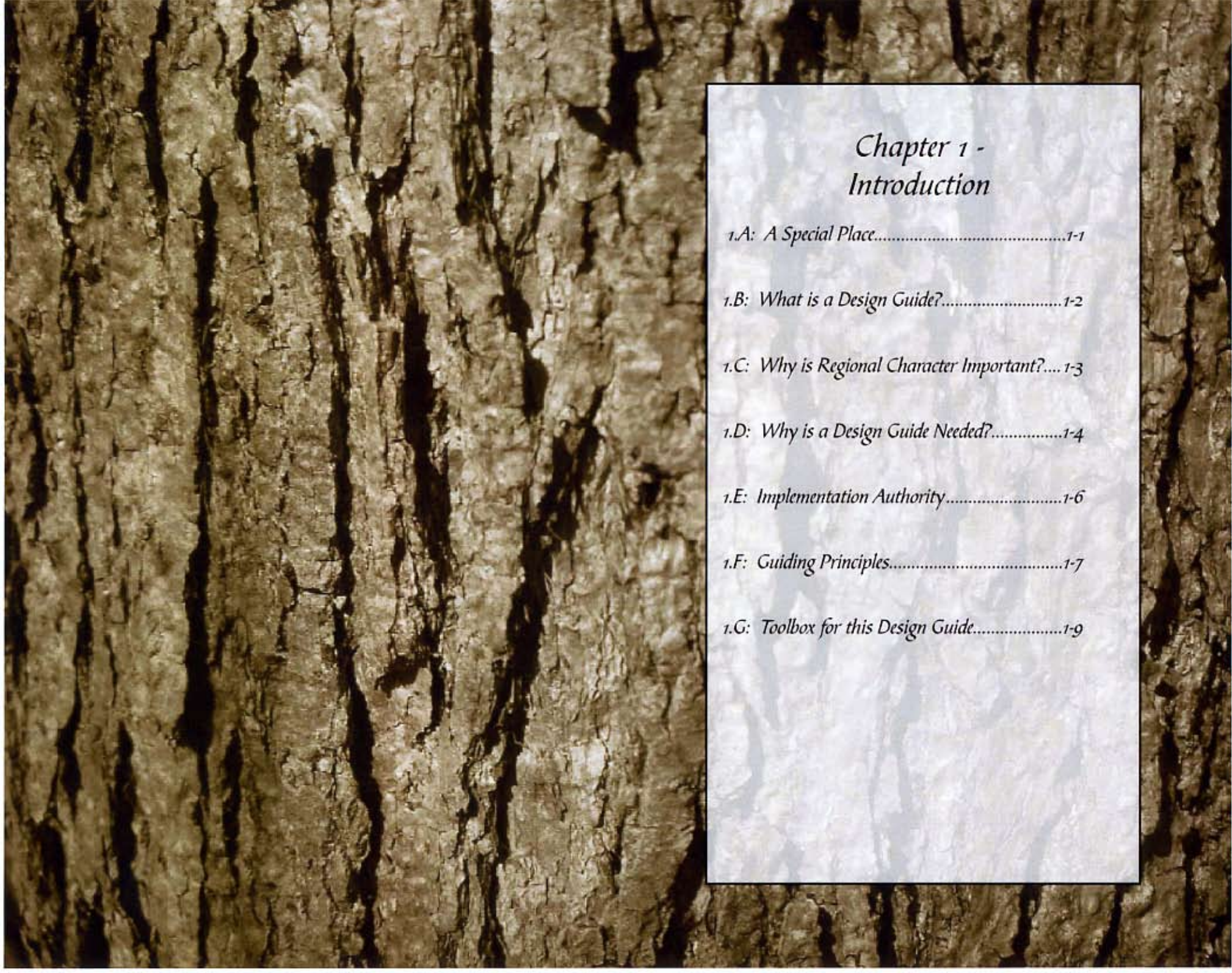
- **GUIDELINES** are distinguished by the following indicator, located in the upper right portion of the page: **GUIDELINES**

- Examples of undesirable design elements are marked with the following symbol:



The **TOOLBOX** section provides techniques that can be used by municipalities, developers, project applicants, and design professionals to implement the recommended Guidelines and to better evaluate proposed land use and design projects. The techniques are intended to be used periodically and as needed on a voluntary basis. Some of the techniques can be easily incorporated into an agency's permit application requirements if an agency chooses to require their use. Consider using the techniques to assist in determining if a project is consistent with this Design Guide.

- **TOOLBOXES** are distinguished by the following indicator, located in the upper right portion of the page: **TOOLBOX**



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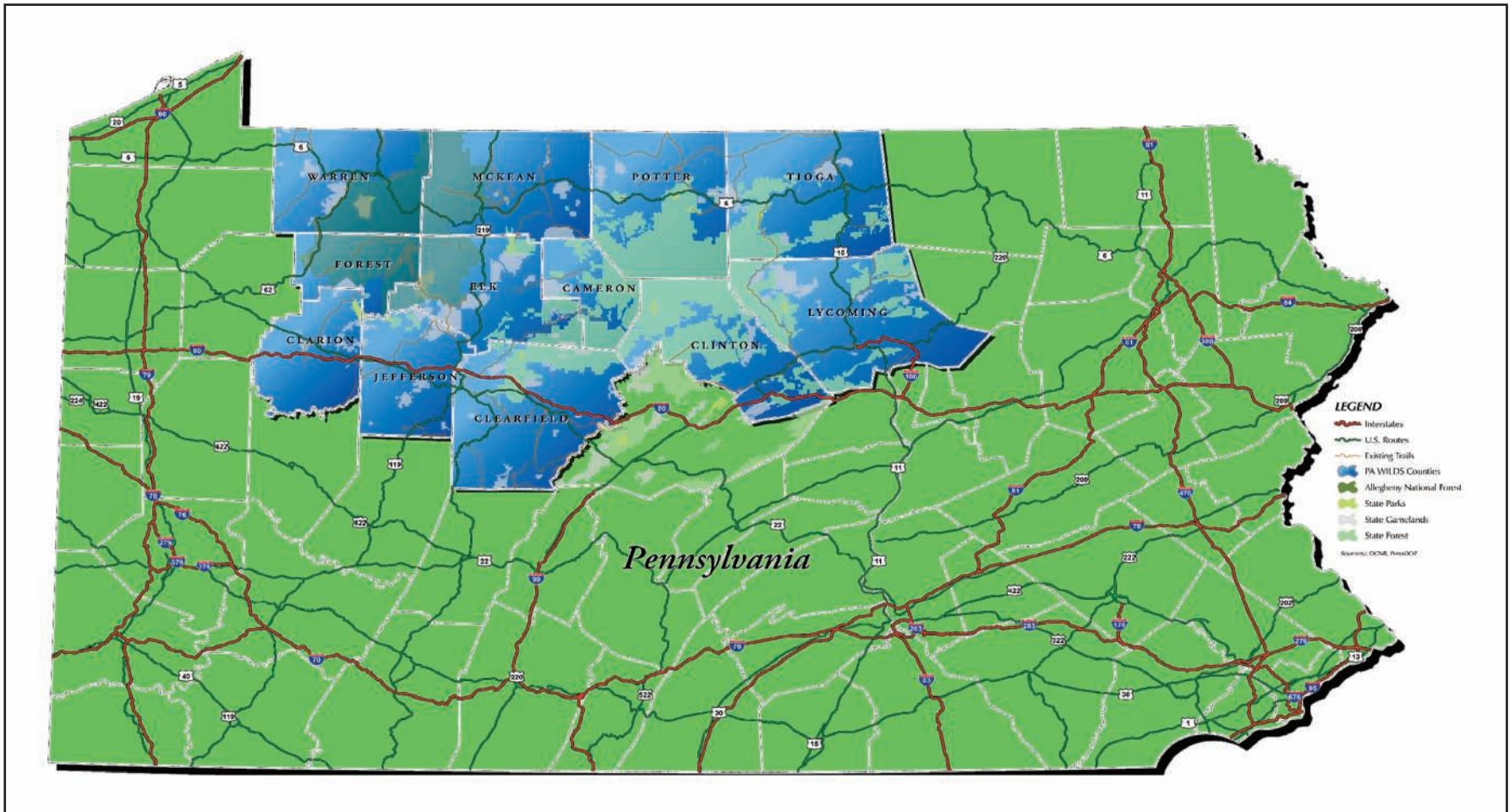
1.E: Implementation Authority.....1-6

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1.A: A Special Place...

The Pennsylvania Wilds covers a region of more than six million acres including **Cameron, Clarion, Clearfield, Clinton, Elk, Forest, Jefferson, Lycoming, McKean, Potter, Tioga, and Warren** counties. Public lands cover two million acres and include 27 state parks; the Allegheny National Forest; the Pine Creek Gorge; one of the largest elk herds in the East; and thousands of miles of backpacking trails, bike paths, and trout-fishing streams. The area has a unique character reminiscent of its natural assets, including dense forests, natural landforms, and timber industries dating back to the 1800s.



Map of the Pennsylvania Wilds Region in the Commonwealth of Pennsylvania.

1.B: What is a Design Guide?

A Common Tool

A Design Guide is a commonly used tool to steer development patterns and aesthetic qualities in a particular direction. Design Guides have been used in the U.S. for decades, but their use has become more popular with the resurgence of public interest in creating healthy, vibrant communities and reducing impacts on the environment.

Sets Design Objectives

This Design Guide sets forth physical design objectives for building placement, architecture, landscaping, signs, lighting, grading, land use arrangement, natural resource conservation, and other related items. This document includes photographs, illustrations, and text descriptions of design elements and land use patterns that are desirable in the Pennsylvania Wilds.

When a Design Guide is embraced and implemented it can have a positive, cohesive, and long-lasting effect on the way a geographic area appears and functions.

Simple and Flexible

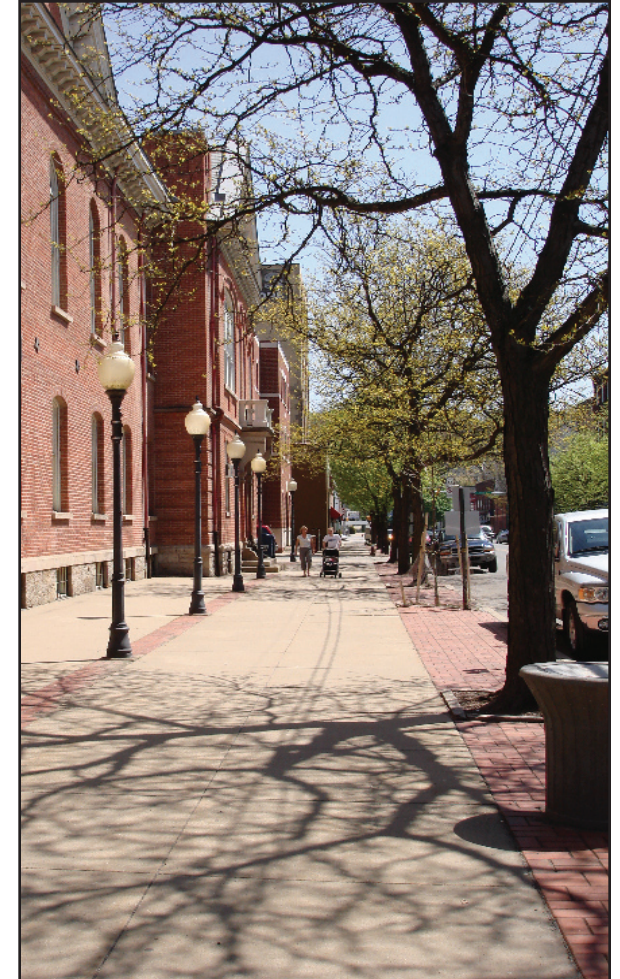
The guidelines and recommendations provided in this document are simple and flexible. When followed, they will protect the region's natural assets and promote a community character that is authentic to the Pennsylvania Wilds and reminiscent of its heritage.

Promotes Aesthetic Quality

Use of this Design Guide is voluntary. It is not a replacement for comprehensive plans, zoning ordinances, or subdivision and land development ordinances. Rather, the Design Guide gives direction to ensure respect for the natural environment and to promote certain aesthetic qualities in our existing communities. This Design Guide can supplement and illustrate the intent and vision of comprehensive plans and zoning ordinances, and also can provide constructive ideas to communities that do not have comprehensive plans or zoning.

Defines Expectations

Using this Design Guide, public officials, property owners, developers, investors, and design professionals will know what is desired in the quality and character of new construction, exterior building renovations, redevelopment efforts, public improvements, basic land use arrangements, and other related projects.



1.C: Why is Regional Character Important?

The Pennsylvania Wilds is a special place. Its authentic regional character draws tourists, supports the local economy, and sets an ambiance unparalleled in other parts of the nation.

Strengthen Regional Identity

The Pennsylvania Wilds contains vast forests, spectacular landforms, clean rivers and streams, public game lands, dark skies, and an array of valued natural resources that span from one end of the region to the other. These wild lands are interspersed with farms, town centers, residential communities, recreational parks, historic sites and landmarks, locally-owned businesses, and productive industries.

The resulting quilt of natural, rural, and developed areas creates a unique composition that is greater and more distinct than its individual parts. This quilt is a true reflection of “regional and community character.”

Improve Our Quality of Life

The quality of life enjoyed by the region’s residents and the unique impression that the area gives to visitors are intricately tied to geography, history, and landscape. The way people relate to a place has a great deal to do with how an area looks and feels. People gain

an overall impression of a place in a variety of ways, including sitting on a front porch, walking around a town center, using a trail, and catching glimpses of the scenery from a car window. The more positive feeling people have about a location, the greater likelihood of them living, visiting, or investing there.

Ensure a Vibrant Future

Protection of the region’s long-established rural and rustic character is of paramount importance to the success of the Pennsylvania Wilds Initiative and the achievement of its goals to increase tourism and spur economic growth based on outdoor experiences and geographic appeal. There is a strong need to remain “authentic” and stand out from other regions of the state and country.

With adherence to the guidelines contained in this document, the Pennsylvania Wilds will continue to evoke a strong sense of place that reinforces the area’s natural beauty and charm.



Affection for a community manifests a higher quality of life.

“A strong and distinct visual appearance is the single most defining element of place recognition. A defined visual character sets a place apart from other locations; it sets a tone ... a mood ... a frame of mind.”

Tracy Zinn, T&B Planning

1.D: Why is a Design Guide Needed?

The Pennsylvania Wilds Initiative is expected to draw in many new visitors. As tourism increases, business and population growth and increased economic opportunity may occur. Communities may feel pressure to renovate existing structures and develop new restaurants, retail stores, hotels, residential neighborhoods, wireless communication towers, roads, and other facilities.

Increased tourism and economic growth are very positive, but also have the potential to harm the very resources that are attracting it – the character of the landscape. Thus, this Design Guide stresses the importance of enjoying growth while protecting and preserving the region's intrinsic qualities and directing new development to appropriate locations in ways that complement the surrounding context.

Maintain Uniqueness

Too often, development comes at the expense of scenic quality, natural resource preservation, and individual community character. New construction in many American cities and towns has taken on a uniform look that would not be authentic for the Pennsylvania Wilds.



Customized design elements enforce a unique sense of place and are encouraged.



Homogenous design styles provide little character and should be avoided.

Increase Civic Pride

The purpose of encouraging a distinctive visual character is by no means solely limited to making sure the area is attractive to tourists. A unique community character tied to the region's natural assets will help to instill community pride and a commitment to protect these natural assets in the hearts of every resident and business owner.

Community pride has been shown to increase volunteerism, participation in community events, use of public recreation facilities, and patronage of locally-owned businesses. It also fosters small-scale economic growth, entrepreneur investment, and a lower emigration of young professionals as youth begin to feel a sense of attachment to their communities. Balancing the forces of economic development with community pride and values is extremely important to achieve desired goals.

“ A community's image is fundamentally important to its economic well-being. ”

Ed McMahon, Urban Land Institute

Preserve the Region's Intrinsic Charm and Beauty

This Design Guide equips communities with tools to ensure that both public and private investment consider community character and respect the integrity of the natural environment.

By following the principles in this Guide, the region will retain and strengthen its core identity, maintain a distinct visual character, direct development to be considerate to the land it occupies, and ensure that its various parts positively relate to the region as a whole.

The placement and design of new uses and the care given to redevelopment projects will have a lasting effect on the appearance and function of the Pennsylvania Wilds. Development placed and designed with care will be enjoyed by residents and visitors for many years. In contrast, poorly designed or placed development can annoy people for decades, damage a community's appeal, and have negative economic consequences.

“It's important for our communities in the Pennsylvania Wilds to enjoy economic growth while still being good stewards of the land and protecting the area's character and charm.”

Governor Edward G. Rendell



The development decisions of today will affect the economic health and aesthetic appeal of the Pennsylvania Wilds region for generations to come. Carefully designed communities will preserve and enhance the charm and natural assets of the region for many years.

1.E: Implementation Approach

The Pennsylvania Wilds Planning Team



The Pennsylvania Wilds Planning Team was created through an Intergovernmental Cooperative Agreement covering 12 counties: Cameron, Clarion, Clearfield, Clinton, Elk, Forest, Jefferson, Lycoming, McKean, Potter, Tioga, and Warren. It is an advisory group of county planners, regional economic development and heritage organizations, local government associations, and other stakeholders that, among other objectives, help communities capitalize on the economic potential of the Pennsylvania Wilds Initiative, while keeping the region unique and attractive. This Design Guide was developed to support that mission.

Voluntary Approach

Use of this Design Guide is voluntary. In the Commonwealth of Pennsylvania, it is difficult to impose mandatory regulations to address the visual quality of an individual property or project. This is partially because the courts have ruled that judgment of visual quality can be subjective based on the preferences of an individual person or small group.

When considering the overall 12-county region of the Pennsylvania Wilds and the directive of the Pennsylvania Wilds Initiative to increase tourism and economic growth based on the region's natural assets and unique character, the range of subjective judgment defining visual quality becomes limited. The definition of visual quality is no longer left to the interpretation of a single individual or small group.

Although implementation of the concepts and recommendations contained in this Design Guide is voluntary unless and until they are incorporated into local zoning ordinances and land development regulations, the Pennsylvania Wilds Planning Team highly encourages every county and municipality in the 12-county region to consult this Design Guide and follow its principles to the greatest extent possible.

Although aesthetics can and should be considered in land use regulations and zoning ordinances, visual quality concerns in and of themselves cannot justify land use or zoning decisions. Issues of visual quality need to be linked with other issues like the protection of property values, economic growth, or other police power objectives like protecting public health, safety, and welfare to be legally justified.

Just Ask

Oftentimes, simply asking a property owner, land developer, investor, architect, or engineer to voluntarily comply with the Design Guide is all that is needed.

Seek Advice

As zoning ordinances and land use regulations are developed and revised, municipalities should consult their legal counsels and solicitors and seek advice on incorporating design standards. The Pennsylvania Wilds Planning Team also can be contacted for assistance (refer to the accompanying *Supplemental User's Guide* for more information).

All citizens and visitors to the Pennsylvania Wilds should expect to enjoy the region's authentic community character even if new development occurs. This is possible if this Design Guide is followed.

1.F: Guiding Principles

The *Guiding Principles* listed in this section reflect the goals and vision for the use of land in the Pennsylvania Wilds. When considered collectively, these 38 principles integrate community character, design, and natural resource conservation considerations into the planning and land use decision process.

These Guiding Principles also provide a framework for considering the relationship of development, cultural context, and the natural environment. These Guiding Principles and the information provided throughout this Design Guide will assist communities in making better decisions about the use of land and its impact on regional character.



Region-Wide:

- Invoke a welcoming atmosphere and inviting character for residents and visitors.
- Enhance regional identity by providing coordinated identification signage and thematic design elements.
- Eliminate blight in the form of deteriorating or poorly maintained properties.
- Encourage clustered development and discourage sprawl.
- Ensure that wireless towers and wind energy facilities are not visually offensive and are located on appropriate sites.
- Encourage large-scale development of regional impact to be placed only in appropriate locations.
- Avoid confusing patterns of development and circulation.
- Control the appearance and location of big box commercial development, chain stores, strip centers, and franchises.
- Encourage private investment for public benefit.
- Support capital improvement projects that benefit authentic community character.

Developed Areas/Town Centers:

- Retain, enhance, and rehabilitate historic resources and sites.
- Reduce unnecessary visual clutter (associated with excessive signage, open storage, above-ground utilities, parking lots, abandoned vehicles, and discarded items).
- Encourage a complementary mix of land uses.
- Support creative design concepts and prevent a homogenized appearance.
- Support locally owned businesses, especially those that enhance community character.
- Assure that traditional town centers remain community focal points.
- Provide elements that encourage pedestrian activity (sidewalks, trails, lighting, and benches).
- Coordinate streetscape elements such as signage, lighting, and street furniture.

Natural Resources:

- Protect the scenic quality of natural resources.
- Ensure that public views to scenic resources are not obstructed or negatively affected.
- Improve public access to scenic views and viewsheds.
- Discourage substantial sources of artificial light and glare that could negatively affect dark skies.
- Protect sensitive resources from human intrusion.
- Protect the character of the existing natural setting by preserving important natural features, landforms, and historic sites.
- Support environmentally sensitive development.
- Encourage the remediation of degraded natural resources.

Rural Areas:

- Maintain a rural character along primary roadways.
- Encourage the maintenance of private property visible from primary roadways.
- Support the preservation of existing rural residential neighborhoods.
- Limit the construction of street lights, sidewalks, curbs and gutters in rural areas.
- Discourage uses that are detrimental to a rural character.
- Properly buffer industrial/manufacturing activities from public views and adjacent incompatible land uses.

“From the inception of the industrialized timber industry through the emergence of the current forest products industry, an indelible mark has been imprinted upon the culture of every community and every generation of the region.”

Management Action Plan, Lumber Heritage Region

Agricultural Areas:

- Preserve farmland and discourage the conversion of farms to non-agricultural uses.
- Prevent changes in the surrounding environment which, due to their location or nature, could place pressure on farms to convert to other uses.
- Discourage incompatible land uses from locating adjacent to operating farms.
- Preserve agricultural character and heritage.
- Recognize the importance of local food production and support the efforts of farmers to remain economically viable.
- Consider land uses that support increased opportunity for the agricultural economy, such as farm stands, farmers’ markets, rural hospitality uses, and other small-scale production and processing.

TOOLBOX

Technique 1-1

Consider This Design Guide When Preparing or Revising Comprehensive Plans, Zoning Ordinances, and Official Maps

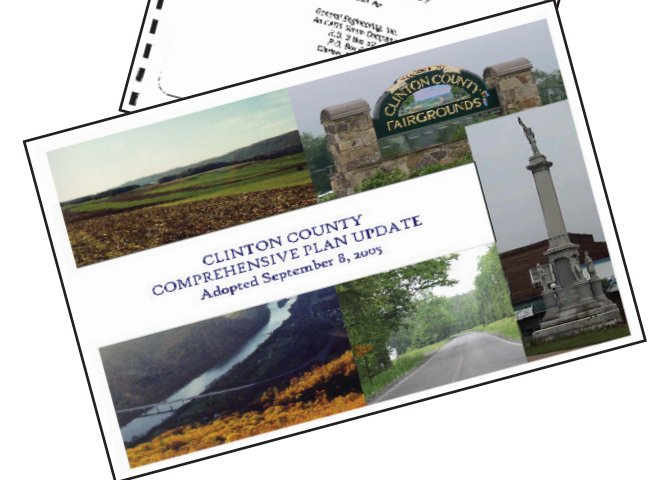
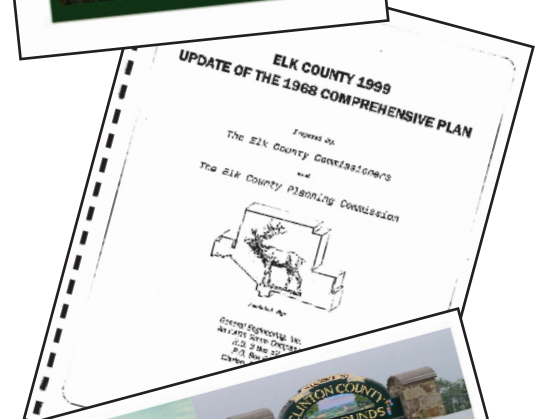
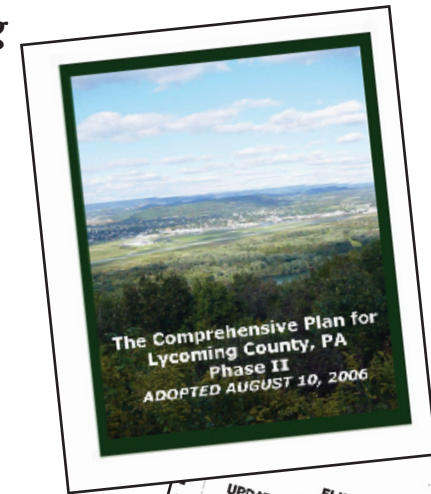
The location, type, and intensity of development are typically determined through the process of planning, zoning, and permitting conducted by public agency staffs and elected and appointed bodies. It is recommended that this Design Guide be reviewed and considered by county and municipal governments when preparing or revising comprehensive plans, zoning ordinances, official land use and zoning maps, design review procedures, and subdivision and land development ordinances.

County and local governments can integrate all or some of the concepts presented in this Design Guide into their comprehensive plans and zoning ordinances, and tailor these guidelines to the particular circumstances of their community. Incentives can be developed to provide benefits for property owners that comply with key design objectives.

Land use patterns shown on comprehensive land use plans and official zoning maps also should be reviewed against the recommendations in this Design Guide. (Be sure to see Section I.E 'Implementation Authority.') This is particularly important

because sometimes local plans, ordinances, regulations, and official maps can unintentionally be impediments to achieving good design and development concepts (for example, zoning ordinances may not allow shared parking, which is an effective way to reduce parking lot coverage). Customizing these design guidelines as part of an agency's comprehensive plan, zoning ordinance, or as a stand-alone design manual for a specific community context would best serve local interests and specific conditions to encourage good development.

Comprehensive Plans act as general blueprints for land use distribution patterns and set forth goals, policies, and strategies to guide future development, while zoning provides the technical provisions to regulate the use of land and structures and to establish bulk, height, scale, density, lot coverage, setbacks, and other standards.



TOOLBOX

Technique 1-2

Consider This Design Guide When Prioritizing Capital Improvement Projects

This Design Guide can serve as basic criteria for establishing priorities for funding capital improvement projects. Projects that advance the principles contained in this Design Guide should have a greater priority than those that would either not achieve or be detrimental to the achievement of the principles of this document. For example, public investment in local road or sidewalk improvements can spur private investment along the roadway corridor. Thus, capital investments should be made in areas where development is desired.



Technique 1-3

Provide This Design Guide to Development Applicants as Early as Possible

This Design Guide provides constructive ideas for new development and redevelopment projects in regard to aesthetic quality. Clear direction is appreciated by applicants because they know up-front what type of development character is desired by public officials and the community. Such transparency can also simplify and speed the review and approval process for both applicants and governments. It is best to provide applicants with clear design guidance at the onset of a project, well before time-consuming and expensive engineering and design work is undertaken. As a result, applicants are more likely to welcome the concepts and incorporate them into their initial applications.

If clear guidance is not provided during initiation of a project, applicants can sometimes incur unnecessary expenses associated with design revisions, which can be time-consuming for both the applicant and the municipal officials involved in the project review process.

TOOLBOX

Technique 1-4

Consider This Design Guide When Reviewing Development Applications

Design review of development applications is highly encouraged to occur in every instance. When reviewing applications, county and municipal officials should consider the concepts contained in this Design Guide and decide if the proposed project meets the intent of this Design Guide and its Guiding Principles. This Design Guide should be consulted to ensure that projects are steered towards quality development, consider aesthetics, and appropriately respond to the surrounding cultural and environmental context.

It should always be kept in mind that two primary purposes of this Design Guide are to provide a better quality of life for residents and to enhance regional economic benefit gained through geo-tourism, which is partly based on geographic and scenic character. Although all elements of the built environment contribute to the overall scenic character, properties visible from public viewing areas (primary roadways, parks, trails, navigable waterways, historic landmark sites, and other visitor destinations) are the most important to carefully review. It should be remembered that winter conditions and future tree-cutting activities may cause an obscured site to become more visible.

Adherence to the concepts presented in this Design Guide will result in a regional, community, and individual property owner benefit, partly due to increased community pride and sustainable tourism which spurs growth in the regional economy and increased patronage to local businesses. If it is not possible to strictly follow this Design Guide, feasible alternatives should be considered with the overall intent of this Design Guide in mind.




Technique 1-5

Make This Design Guide Available to Business Associations, Community Groups, and Citizens

This Design Guide should be made widely available to the community at large. The mere fact that guidance is available can, in and of itself, provide comfort to community residents and business owners, knowing that their investments are protected from undesired and unattractive development patterns. Businesses, residents, and tourists make decisions to locate and live in attractive communities.

This Design Guide also could be used by chambers of commerce, citizenry and business advocacy groups, and grassroots organizations to advocate for high-quality design or development in their neighborhoods. Distribution and availability of this Design Guide can help communities and residents realize that they have choices in how their community grows, develops, and changes.



Chapter 2 - Consider Regional Identity

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<i>2.B: Theme: The Pennsylvania Wilds Logo.....</i>	<i>2-2</i>
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2.A: Thematic Elements

One Special Place

The Pennsylvania Wilds is a large area encompassing a variety of histories, settlement patterns, development trends, cultures, and architectural styles. This Design Guide encourages the enhancement of each community's individual assets and appeal. Still, some common theme elements are needed so that the 12 counties of the Pennsylvania Wilds are visually recognized as being part of one special place.

Thematic elements act like the stitching that holds together the various patches of a quilt. They are the distinguishing marks that, when seen repeatedly, both shout and whisper, *"You are in the Pennsylvania Wilds, a welcoming, charming, and very special place!"*

Influence Visual Perceptions

Some say, "image is everything." Although that statement is not entirely true, visual perception does play a significant role in increasing cultural pride, civic involvement, life quality and satisfaction, tourist destination appeal, patronage of businesses, entrepreneur investment, and much more. When theme elements are applied repetitively over a wide geographic area, they become the visual symbols of place recognition.

Establish Primary Themes

One of the most effective ways to impart a regional sense of place is to weave a number of visually distinct design elements throughout the various communities that make up the whole of the Pennsylvania Wilds. The elements need to convey a feeling about the region's people, culture, history, and environment. The selection of regional thematic elements should focus on answers to questions like:

- "What symbolizes and brands our region?"
- "What characterizes our quality of life?"
- "What natural assets do we have?"
- "What is significant about our geography, history, and culture?"

When contemplating the answers to these questions, several thematic elements begin to emerge: **The Pennsylvania Wilds Logo, Wood and Timber, History and Patriotism, and Traditional Architectural Styles.**

Other characteristic elements also become apparent, but are considered secondary symbols because of their difficulty or sensitivity in visual display. These are **Water, Wildlife, Glass, and Stone.**

Apply Design Themes Widely

The communities of the Pennsylvania Wilds are encouraged to more widely apply the thematic elements described in this Design Guide. By making use of these unifying elements in signage, public art, building products, architectural style, historic markers, etc., regional identity will become strengthened.

Retain Individuality

Following any set of design guidelines over a geographic area as large as the Pennsylvania Wilds can lead to repetitive and "one size fits all" designs if consideration is not given to local context. Attention must be paid to creating and maintaining a community's particular identity while still incorporating the elements described herein.

A visitor should be able to notice each community's own uniqueness, while still recognizing its location as being within the region of the Pennsylvania Wilds.

2.B: Theme: The Pennsylvania Wilds Logo

The Pennsylvania Wilds stretches over more than six million acres, with an impressive 80% of that area being forested land. The Pennsylvania Wilds is one gorgeous landscape composed of twelve distinct counties, each with its own heritage, character, and charm. The region is a virtual playground for the outdoor enthusiast and boasts some of the best hiking, biking, and fishing activities in the nation. The area offers a spectacular conglomeration of unspoiled natural resources offering bountiful recreation, sustainable forestry, and unparalleled natural beauty. One of the primary wildlife attractions in the region is the Eastern Elk herd, which roams an 835 square-mile area of mostly forested and mountainous land in parts of Elk, Cameron, Clinton, Centre, and Clearfield counties.



The elk symbol with this color scheme is the most readily identifiable symbol of the Pennsylvania Wilds.

The region has branded itself with a well designed and identifiable logo. It is the recommendation of this Design Guide to apply the Pennsylvania Wilds logo more extensively throughout the region.

Currently, the logo is used widely in media and print material (brochures, websites, and pamphlets) but is not visually prominent in the physical environment. The more frequent display of the logo will assist in tying the region together as one special place.

The Pennsylvania Wilds logo displayed on this page should be the region's most prominent logo. Too many symbols or logos placed in the same location can cause confusion, and the various logos often compete with one another and defeat the entire purpose for establishing a visual symbol in the first place.

The logo is a licensed trademark. Permission must be obtained from the Pennsylvania Department of Community and Economic Development to use the logo and words prior to use. To ensure that the established quality standards for the logo and use of the words "Pennsylvania Wilds" are met, the Department of Community and Economic Development will issue a license agreement providing that the proposed use of the logo and/or words maintains the integrity of the brand.

Also, consult the Pennsylvania Department of Transportation (PennDOT) regarding the placement of signage along State Routes.

GUIDELINES

- | # | GUIDELINE |
|-----|---|
| 2.1 | Display the Pennsylvania Wilds logo or the words “Pennsylvania Wilds” on community identification signs and other important identification markers. |
| 2.2 | Include the Pennsylvania Wilds logo or the words “Pennsylvania Wilds” on interpretive signs and kiosks. |
| 2.3 | When other visual branding occurs (for example, when the Lumber Heritage Region logo or the Pennsylvania Scenic Byway or Bicycle PA signs are displayed), pair them with the Pennsylvania Wilds logo or the words “Pennsylvania Wilds.” |
| 2.4 | Be conscious not to place too many symbols or logos in the same location (they can compete for attention and cause confusion). |
| 2.5 | Display the Pennsylvania Wilds logo or the words “Pennsylvania Wilds” at visitor centers and tourist destinations. |
| 2.6 | Display the Pennsylvania Wilds logo on exterior materials that are durable, weather-proof, and resistant to color-fading. |

GUIDELINES



Brand Visitor Center signs with the Pennsylvania Wilds logo.



The Elk Scenic Drive sign is a good model for other identification markers.



Display the Pennsylvania Wilds logo on interpretive signs.



Warren County proudly identifies itself as a sub-unit of the Pennsylvania Wilds.



Use the Pennsylvania Wilds logo to identify businesses that adhere to the principles of this Design Guide.

2.C: Theme: Wood and Timber

The Pennsylvania Wilds makes up a substantial portion of the Lumber Heritage Region. The many vast forests provide resources for wood products, which are produced locally and shipped internationally. This is a fact to be embraced and celebrated in the visual character of the region. The pride that local residents, business owners, and governments have in their timber and wood product industries should be shown prominently through the wide-scale use and application of wood for a variety of purposes.

Wood is commonly viewed as a durable, plentiful, and cost-effective structural building material, and hardwood products have a variety of uses. The cultural values placed on wood becomes most evident when the material is used for ornamental purposes, like doors, trims, accents, benches, signs, public art, and more.

Consider applying wood as a strong visual theme where consistent with a community's culture, heritage, and established architectural styles. The use of wood products produced in the region is not only good for the economy, but also provides a visual reminder of one of the area's most treasured natural assets – its trees. The use of wood as a visual symbol also will foster a greater understanding of the contemporary lumber and forest products industry.

In other areas of the country where trees are not a prominent visual element on the landscape, people rarely give any thought to the origin of the wood products seen and used in everyday life. This is not the case in the Pennsylvania Wilds. When visitors travel through the region, they will recognize wood as a valued cultural asset through its frequent and varied use in the built environment.



The creative use of wood on this apartment building ties the structure to the regional theme.



Using wood to create business identification signs is encouraged.

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 2.7 | Encourage contractors and builders to select wood products derived from sustainable forests. |
| 2.8 | Use wood carvings in public art projects. |
| 2.9 | Consider using wood for community and business identification signs. |
| 2.10 | Use wood materials for public furniture, such as benches, tables, trash receptacle covers, etc. |
| 2.11 | Build pavilions, bus shelters, and other coverings with wood products. |
| 2.12 | When appropriate to the structure's architectural style, use wood for building accents, such as patio covers, porches, doors, decks, trims, millings, and railings. |
| 2.13 | Display wood products constructed with a high degree of craftsmanship. |
| 2.14 | It is recognized that some natural wood products require a higher level of maintenance than fabricated building materials. If maintenance of natural wood products is a concern, use earth-toned color schemes as a substitute. |

GUIDELINES



Where appropriate, use wood as a primary building material.



Use timber products to make functional features decorative.



Display a high degree of craftsmanship.



Complement architecture with wood trims and earth-toned colors.

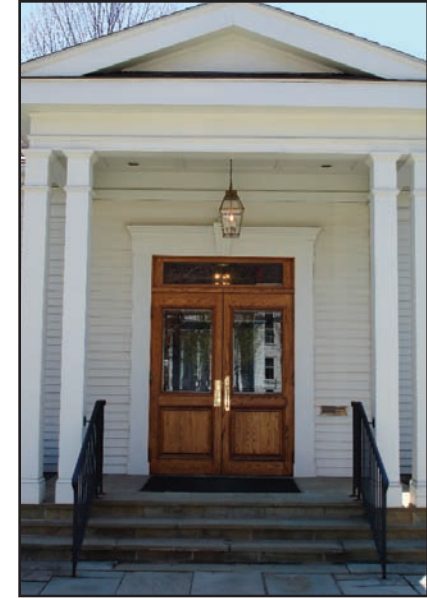
GUIDELINES



Use wood for outdoor furniture.



Bring the outdoors inside.



Consider decorative wood doors and trims.



Construct signs of wood or use a wood block design style.



Offset brick walls with wooden doors.



Use a combination of painted wood detailing and wooden doors to add interest.

GUIDELINES



Construct patios and decks with wood products.



Combine wood with other natural building materials for an enhanced effect.



Add character to residential façades by applying wood details and accent features.



Weave wood elements into identification signs.



Use wooden fencing and complementary building colors.

2.D: Theme: History and Patriotism

The region's beginnings and varied history should be embraced and visually represented throughout the Pennsylvania Wilds. Capitalizing on the region's historic strengths as a thematic element will be relatively easy because there are many resources already found scattered across the area. From the well-known Pennsylvania Lumber Museum to the lesser known public places and private structures that reflect history and heritage, all can be used together as a major visual element.

The best strategy for preserving historic resources is to keep them well maintained and in use. Preserving and rehabilitating historic buildings is the most obvious way to retain a visual representation of the past, but there are many other ways as well. These include installing monuments, marking and dating buildings, posting plaques, using artwork, and selectively placing historical artifacts.

The marking and dating of historic structures and buildings that house or once housed interesting functions, especially along scenic corridors and heavily traveled public roadways, will visually authenticate the site for the public. For instance, a traveler may view a roadside mill as old, run-down, cluttered, and visually intrusive. However, if that same mill, with no other visual improvements other than the addition of a clearly visible identification marking such as "County Sawmill, Est. 1904" can completely change the perception of the building from an eyesore to a valued historic resource.

"Much economic development in the Pennsylvania Wilds is going to take place through rehabilitation and revitalization of existing resources and passive heritage tourism."

Bill Callahan,
Pennsylvania Historical Museum Commission

It is important to keep in mind that current times will be the history of future generations. The continued placement of identification markers for present-day events will be appreciated for many years to come.

The Pennsylvania Wilds captures a sense of the traditional American spirit. It brings hearts and minds back to the times when freedom was celebrated, lifestyles were uncomplicated, hard work was valued, and time was told by the rising and setting of the sun. Many symbols of classic Americana and patriotism currently exist throughout the region and should be expanded. A simple display of the American flag is sometimes all that is necessary.



This simple marker placed outside of a fire station on Route 119 in Jefferson County conveys history and patriotism.

GUIDELINES

#	GUIDELINE
2.15	Maintain communities as authentic places, each with its own appeal to residents and visitors.
2.16	Do not attempt to fabricate an artificial past. Visual displays of history should be true and authentic to the community's roots and heritage.
2.17	Draw upon historic elements of the surrounding area to establish overall community design themes.
2.18	Repair, recover, or replace historic markers and monuments that have been damaged or removed.
2.19	Add subtle identification and date markings to historic buildings at every opportunity.
2.20	Add highly visible identification markings to historic structures and to buildings that house or once housed interesting functions along scenic corridors and heavily traveled public roadways.
2.21	Permanently mark new buildings with the date of establishment during construction or renovation.
2.22	Install and maintain historic monuments and artifacts in public gathering places, like parks and town squares.
2.23	Install identification markers for significant current-day events.
2.24	Display the American flag in appropriate locations.
2.25	Display public art as an effective means to create identity and reflect the character and history of the community.

GUIDELINES



Restore, renovate, and rehabilitate historic buildings.



Erect memorials in public places to show appreciation for historic events.



Place markers that will remind future generations of current-day events.



Permanently date buildings.



Display the American flag to evoke a sense of patriotism.

GUIDELINES



Place historical artifacts in public gathering spaces.



Identify historical people and places.



Convey history in public art projects.



Uncover historical markers and keep them clear of vegetation overgrowth.

2.E: Theme: Architectural Styles

In order to preserve the historic roots of the Pennsylvania Wilds, the architectural elements of existing buildings constructed in a traditional style should be retained. New development should take cues from styles historically used in the community. The continued use of traditional architectural styles will reinforce the intended theme of the Pennsylvania Wilds region. It also will ensure that newer buildings do not clash with their older neighbors.

Described in this section are the primary architectural design styles that have ties to the region's diverse history and cultures. The following descriptions and photographic examples provide an overview of the general architectural styles traditionally used in the region. Note, however, that not all of these styles are found in all communities. As such, building renovations and new construction should consider the architectural styles present in the local context.

Building renovation projects must be considerate of the structure's traditional architectural style and exercise care to retain identifying elements of the historic style.

When renovating an existing building, the owner, architect, and builder should take note of the architectural features that define the building's style and traditional character. Embrace or enhance those characteristics and avoid removing or substantially altering original building materials or distinctive features. When constructing a new structure, thoughtfully consider the traditional architectural styles of surrounding properties and the community as a whole. Each community in the Pennsylvania Wilds has its own special mixture of traditional styles, and some styles may be absent from a community altogether. The selected style must be contextually appropriate for the community.

In new construction, it is not necessary to exactly duplicate a specific traditional style. Architects and building designers are encouraged to incorporate thematic elements of traditional styles found in the local community into the exterior appearance of new structures when exact duplication of a traditional style is not feasible or practical. The goal is to retain the character of the past, ensure that new building design is appropriate for the community, and to prevent the propagation of similar looking buildings that are taking over portions of the American landscape.

In new construction, thoughtfully consider the traditional architectural styles found on adjacent properties, the neighborhood, and the community as a whole when selecting an architectural design.



Log Construction

In the 1700s and early 1800s, many Pennsylvania settlers built their houses with “hewn” or squared logs, laid horizontally and interlocked on the ends with notches. These buildings were typically covered with wood siding to protect the logs from the weather, so many of these early log houses are difficult to identify from the exterior. In the early 20th century, builders started to construct buildings with round logs that were designed to look like the cabins built by settlers in the northern plains and Rocky Mountain regions. These rustic cabins are typically found in and around national and state parks and forested areas.

Features common to Log Construction include:

- Hand-hewn logs or modern pre-milled logs used for the exterior walls.
- Simple, rectangular shape with a gable roof, although some have dormers or wings.
- Strong horizontal lines.
- The roof rafters may be supported by purlins.



Vernacular House

Vernacular homes were constructed in rural areas throughout the 18th and 19th centuries. They were built by local carpenters using native materials, based on architectural traditions and floor plans that settlers originally adapted from buildings in their native homelands.

These houses can also feature details consistent with other popular styles such as Federal, Greek Revival, and Victorian (described later in this section).

Features common to the Vernacular House include:

- Boxy overall shape.
- Simple, vertical lines on the exterior façade.
- Modest exterior ornamentation.
- Gable roof form.
- Wood construction or wood siding, sometimes with brick accents.
- Front porch, often elaborate with decorative columns, railings, and other accents.

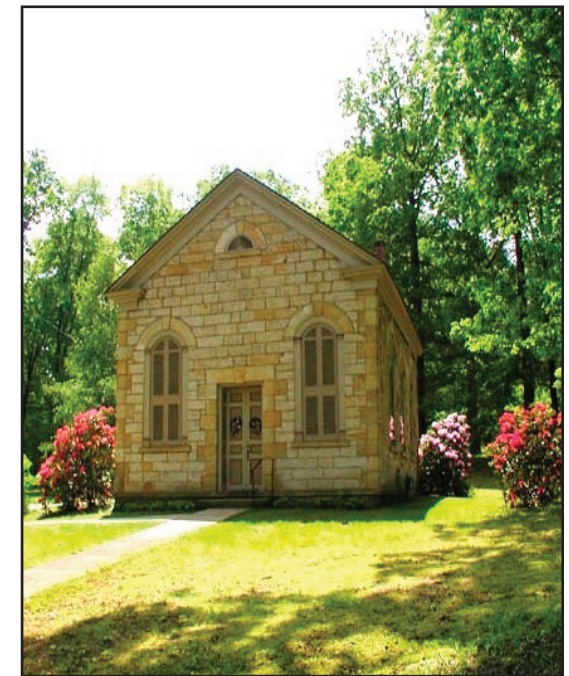


Early American

The Early American style typically reflects the architectural styles used by many early settlers. This style is simple, refined, and influenced by the Renaissance styles popular in England in the 18th and early 19th centuries. Most common in Pennsylvania are the Georgian and the later Adam (or Federal) styles. Both are symmetrical with a central entrance and classical details.

Around the turn of the 20th century, the Colonial Revival Style became popular as architects began designing buildings that imitated these Early American styles. These buildings featured details and features that were more elaborate than those used in the Early American period. Features common to the Early American style include:

- A symmetrical floor plan and façade composition.
- Decorative crown over the front door.
- Row of rectangular windows (“lights”) in the front door or above.
- Columns or pilasters framing a paneled front door.
- Double-hung sash windows with symmetrical placement.
- Porches with tapered columns and balustrades.
- Exterior materials of wood or brick.
- Gable, gambrel, or hip roof with medium pitch and minimal overhangs.

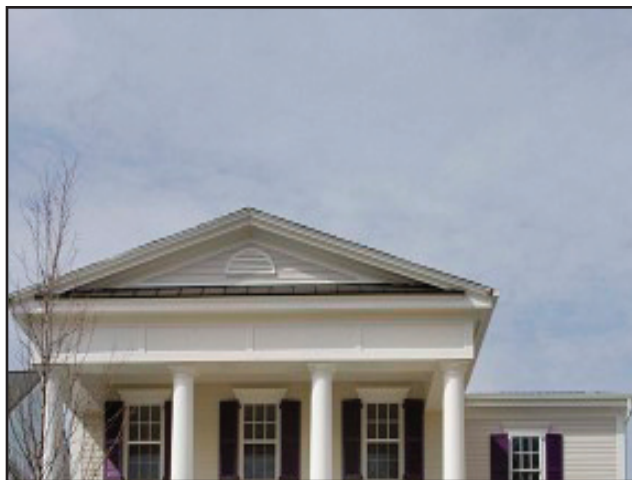


Greek Revival

The Greek Revival style was highly popular in the mid-1800s. On residential units, this style is identifiable by its entry, which typically consists of a full-height or full-width porch, entryway columns sized in scale to the porch type, and a front door with a rectangular transom and “sidelight” windows. The Greek Revival style can also be found on houses and stores on narrow lots in towns and cities. These buildings do not always feature a classical portico.

Features common to the Greek Revival style include:

- Low-pitched gable, hipped, or shed roof forms.
- Roof cornices with a wide trim.
- Portico or recessed entrance.
- Use of pilasters, square posts or classical columns.
- Entrance with transom and sidelights.
- Trim incorporates geometrical forms and foliated motifs.
- Broad frieze below cornice, sometimes with rectangular attic windows.



Gothic Revival

Gothic Revival architecture is considered one of several classic Victorian styles in north-central Pennsylvania. The influence of English romanticism and the mass production of elaborate wooden millwork after the Industrial Revolution fueled the construction of Gothic Revival buildings in the mid-1800s.

Most traditional Gothic Revival homes were constructed in Pennsylvania between about 1850 and 1890. The structures typically have steeply pitched roofs, decorated vergeboards, and pointed-arch windows.

Features common to Gothic Revival style include:

- Gothic-style windows with distinctive pointed arches.
- Exposed framing timbers.
- Steep, vaulted roofs with cross-gables.
- Towers and verandas.
- Generous application of ornate wooden detailing as gable, window, and door trim.

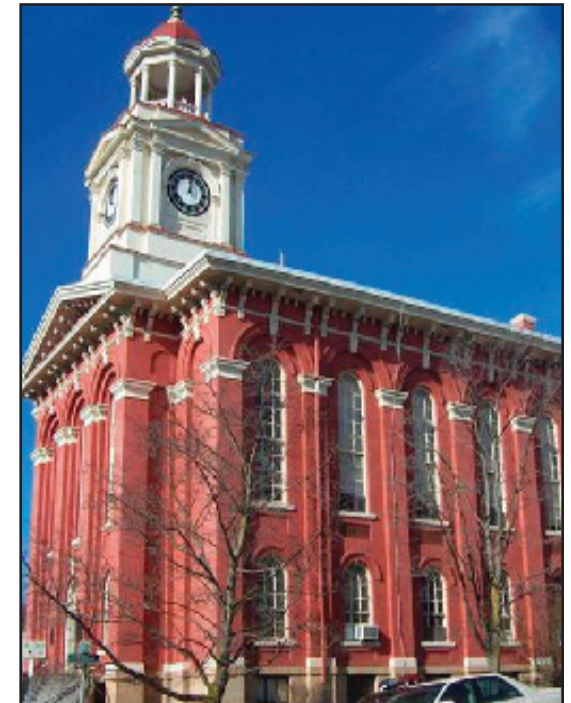


Italianate

Like Gothic Revival, Italianate architecture is considered one of several classic Victorian styles to north-central Pennsylvania. The Italianate style looks to the country villas of northern Italy and to the townhouses found in Italian cities for its inspiration. The style was introduced in the United States in the 1840s and was wildly popular due to its being suitable for many different building materials and budgets. The body of the house is rectangular and often arranged into asymmetrical blocks. The style also features low-pitched or flat roofs, elaborately carved heavy supporting brackets under the eaves, and windows with heavy hoods or elaborate surrounds.

Features common to the Italianate style include:

- Symmetrical bay windows.
- Small chimneys set in irregular locations.
- Low-pitched gable or hipped roofs.
- Eave cornices with decorative brackets.
- Building materials include brickwork, cut stone, and stucco.
- A defined porch, arcade, or a small portico at the entrance.
- Tall and narrow windows that may have elaborate frames, hoods, bracketed lintels, or pediments.



Queen Anne

Similar to Gothic Revival and Italianate, Queen Anne architecture is considered one of several classic Victorian styles. Queen Anne style buildings came into style in the 1880s and many elements, such as the wraparound front porch, continue to be found on buildings. This style includes a collection of eclectic detailing and materials. Inventive, multi-story floor plans often include projecting wings, several porches and balconies, and multiple chimneys with decorative chimney pots. Features common to the Queen Anne style include:

- Wooden “gingerbread” trims and rounded “fish-scale” patterns.
- Cut stone foundations.
- Asymmetrical floor plan reflected on the building façade.
- Variety of surface treatments, textures, and colors with elaborate decorative trim, shingles, and brickwork.
- Irregular roof line with multiple steep cross gables.
- Conical- or polygonal-roofed tower at corner.
- Porch spanning the façade or wrapping around a corner of the building.
- Double-hung windows with multiple small lights in upper sash.

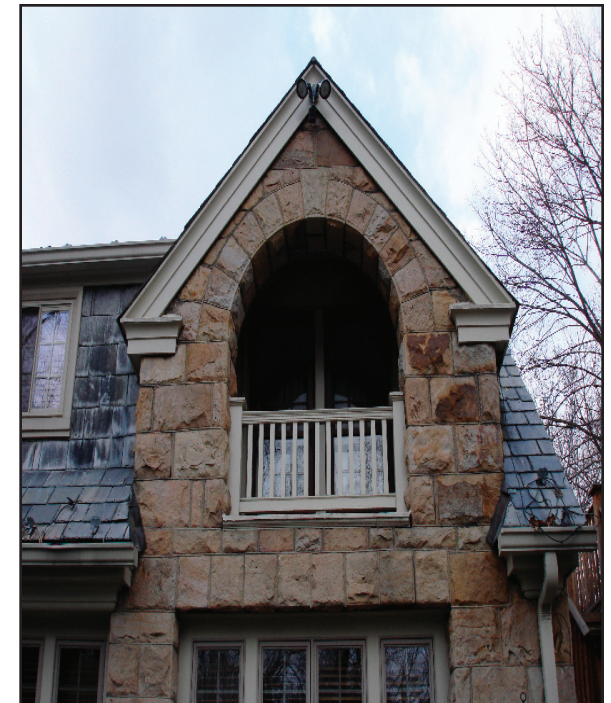


Romanesque Revival

Similar to Gothic Revival, Italianate, and Queen Anne architecture, Romanesque Revival architecture is considered one of several classic Victorian styles to north-central Pennsylvania. The Romanesque Revival (or Neo-Romanesque) architectural style gained popularity in the late 19th century and was frequently applied to courthouses and university buildings in the early 20th century. Buildings of the Romanesque Revival style often feature round arches, semi-circular arches on windows, and belt courses. Unlike the classical Romanesque style, however, Romanesque Revival buildings tend to feature more simplified arches and windows than their historic counterparts.

Features common to the Romanesque Revival style include:

- Exterior walls constructed of brick or rough-faced stone.
- Heavy arches on the porches, doors, and windows.
- A near-complete lack of applied decorative detail.
- Use of towers, turrets, and gables.

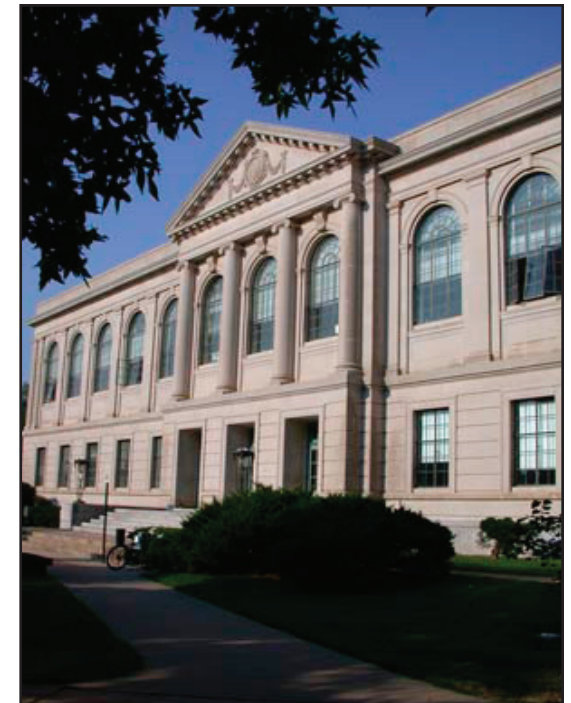


Classical Revival

Developed in America in the first quarter of the 20th century, this style was popular for public and commercial buildings such as banks, museums, government buildings, and educational institutions. It represents strength and stability, and a building constructed in this style is visually impressive. This monumental style employs an embellished balance of compositions with impressive features from Greek and Roman antiquity, such as columns, pediments, and arched openings. Marble and other smooth cut stone were common building materials used in the construction of Classical Revival structures.

Features common to the Classical Revival style include:

- Masonry construction.
- Symmetrical façade.
- Low pitched or flat roof.
- A central portico that rises the full height of the building.
- Large, prominent columns with decorative capitals.
- Square blocks (“modillions”) and other classical details lining the cornice at the roof line.



English Cottage/English Tudor Style

The English Cottage style imitates the Arts and Crafts English Country houses of the late 19th Century. The Tudor style is considered a higher-style version of the English Cottage and more typically features brick or stucco with decorative half-timbering.

Many Tudor style structures were built in the early 1900s. Many were designed to look like medieval cottages with steep, thatched roofs, while others resemble large stone or brick manor houses.

Features common to the English Cottage/English Tudor style include:

- Use of decorative half-timbering, featuring dark timbers, reinforcing diagonal braces, and whitewashed plaster.
- High-pinnaced gables and bay or oriel windows.
- Upper stories often overhanging the ground floor.
- Rustic slate roof or asphalt shingles installed to imitate a thatched roof.



GUIDELINES

#	GUIDELINE
2.26	Identify the traditional architectural styles present in your community. Encourage the continued use of those styles to maintain the community's genuine historic context.
2.27	Identify historically significant structures. If resources are available, pursue the establishment of Historic Districts and the addition of structures to the National Register of Historic Places. (Refer to the <i>Supplemental User's Guide</i> for more information.)
2.28	Preserve the historic architectural style of visually significant buildings.
2.29	Treat and design public/civic buildings as visible and tangible examples of the community's desired architectural style and quality.
2.30	Avoid the destruction of architecturally significant buildings. Renovate, restore, rehabilitate, or preserve as the preferred course of action before demolishing.
2.31	Use the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties as the criteria for renovating historic/architecturally significant buildings. When renovating historic buildings: <ul style="list-style-type: none"> • Avoid removing or altering original building materials or distinctive architectural features; • Retain elements that define the historical and visual character of the building;
	<ul style="list-style-type: none"> • When possible, repair deteriorated materials and architectural features instead of replacing them; • Use replicas or visually-compatible substitute materials when replacements of defining elements are necessary; and • Do not cover historic building materials with vinyl or aluminum siding, panelized brick, or other composite materials.
2.32	Incorporate features from the community's traditional architectural styles into new construction.
2.33	If non-traditional architectural designs are used, ensure that the exterior design is compatible with the height, setback, scale, material, color, rhythm, and proportions of any surrounding buildings, historic districts, or mixture of historic architectural styles immediately adjacent or present in the general area.
2.34	Select exterior building materials and colors appropriate and compatible with the selected architectural style, as well as the surrounding environment.
2.35	Convey a sense of timelessness, elegance and quality in building renovations, restorations, and rehabilitations, as well as in new construction. Buildings should look durable and permanent, not temporary or makeshift.
2.36	If adapting a residence to a commercial or office use, respect the traditional residential architectural character of the building.

2.F: Secondary Theme: Water

The thousands of miles of rivers, streams, creeks, and brooks, and multitude of ponds, lakes, springs, and swamps, are highly valued resources to the residents and visitors of the Pennsylvania Wilds. Water activities such as fishing and boating are popular in the region, and the number of actively used water trails continues to increase. As important as the region's water resources are to its population and visitors, water symbols are under-used in the Pennsylvania Wilds.



The sight and sound of falling water has a calming effect on the human psyche. As visitors flock to the Pennsylvania Wilds as an escape from a more hectic life in their cities and towns, water elements can serve the dual purposes of having relaxing effects as well as being visual reminders of the region's valued water resources.

This Design Guide recommends the increased use of water elements as secondary thematic symbols. These include making scenic shorelines more accessible, as well as placing water fountains (stand alone and self-contained water features) and water gardens (larger water features with plants, and sometimes fish, that make up a miniature ecosystem) in the built environment. Rain gardens can be used to manage stormwater runoff and recharge groundwater while providing an attractive feature.

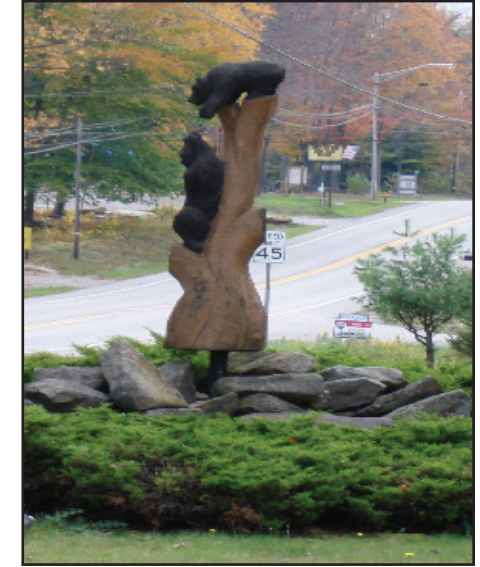
Fountains and self-contained water features are easy to install and maintain. They circulate the same water over and over using a pump and are typically operated on electricity. The shallow basins that collect falling water also have the advantage of creating bathing opportunities for birds and other wildlife. Fountains serve as an attraction for people who like to sit and enjoy the sound of trickling water. It may remind them of a streamside walk, a boat ride, or a fishing expedition in the Pennsylvania Wilds.

Water gardens are much larger than fountains and can consist of hundreds or even thousands of gallons of standing water, supporting several types of submersible, floating, and marginal plants. Depending on the desired effect, a water garden may even contain small fish. Water gardens are only recommended in circumstances where there is ample room and assurance of continual care and maintenance.

2.G: Secondary Theme: Wildlife

There is a great amount of wildlife diversity in the Pennsylvania Wilds. Many large mammal and bird watching opportunities attract tourists. Symbols of the elk, deer, raccoon, groundhog, eagle, and other wildlife species are used by some communities and businesses as thematic elements in signage and public art.

When using animal motifs, there is a fine line between tasteful and tacky. Although animal symbols are appropriate to use in the region, due to the potential for their overuse and misuse, they are not recommended as primary unifying elements by this Design Guide. When used, care should be given to design, placement, and frequency of use.



2.H: Secondary Theme: Glass

The glass industry in the United States is a multi-billion dollar business. For over 200 years, the Pennsylvania Wilds region has been internationally recognized as a leader in producing high-quality glass. In fact, the Brockway Glass Company's facility has been in operation since 1907, earning Brockway the nickname "Glass Town USA." Port Allegany is sometimes referred to as "the glass block capital of the world."

The Pennsylvania Wilds is also admired as a center for glass artists. The area has historically supplied the world with fine, unique glassware. Tourists can enjoy a myriad of creative pieces from local artists, including blown glass vases, stained glass windows, glass jewelry, and much more.

Due to its rich history within the Pennsylvania Wilds, glass should be woven in as a thematic element whenever feasible and appropriate. Glass accents on building façades are visually pleasing and interrupt monotonous building façades. Windows and small rows of glass blocks help create a transition space between the indoors and the outside. Large window storefronts entice shoppers to come in for a better look and create an appealing streetscape. In addition, glass can also be used on signage.



2.1: Secondary Theme: Stone

Stones represent permanency, strength, and authenticity. When used as a secondary theme throughout the Pennsylvania Wilds, stone will serve as a reminder of the region's respect of nature and love of the outdoors.

Stone can be used in new development and renovation projects in a variety of ways. Natural and prefabricated stone or stone accents can be applied as an exterior building material for many structures, including residences and commercial shops. Stone paths or driveways blur the lines between the natural and developed worlds, creating a pleasing aesthetic. Stone walls are an attractive alternative to fencing. Large boulders may be placed within a garden or lawn as art pieces.

Stones can also serve many functional purposes. Rocks serve as an erosion-control mechanism within drainage channels or detention basins. Large rocks can be used to visually obscure unattractive features such as lights or electrical boxes.

Whether natural or prefabricated, care should be taken in selecting the stone. Stones should be a natural color and appear native to the area. During grading activities, stones can be hand-picked for size and color and used later to construct a wall or path.



GUIDELINES

#	GUIDELINE
2.37	Install benches and other seating areas near waterways.
2.38	The installation of decorative water fountains is encouraged. Water fountains should have natural themes or be intricately tied to the architectural style of the primary structure on the same lot, or the architectural styles of the community as a whole.
2.39	Water gardens are recommended in circumstances where there is ample room and assurance of continual care and maintenance.
2.40	When animal motifs are used as thematic elements (public art projects and signs are most common), care must be given to ensure tasteful design and placement.
2.41	Consider the use of glass blocks or stained glass accents on the exterior and interior of structures, where appropriate to the architectural style.
2.42	Maintain decorative glass storefront display windows in commercial districts, where appropriate to the architectural style.
2.43	Add identification signage to glass manufacturing and production facilities, particularly in cases where these facilities occur along public roadways and tourist routes.
2.44	Use stone as a primary exterior building material or accent, where architecturally appropriate.
2.45	Consider stone as a construction material for walls, paths, and driveways as an alternative to concrete and asphalt.
2.46	Place large stones or boulders in lawns, gardens, and parks as decorative accents and art pieces.
2.47	Remove large stones and rocks unearthed during grading activities, and use them for functional purposes or to create visual elements such as walls, paths, columns, bases for signs and fencing, or decorative accents.
2.48	Use local stone. Prefabricated or imported stone is discouraged, but if used, ensure that its color is natural and appears native to the area.

TOOLBOX

Technique 2-1

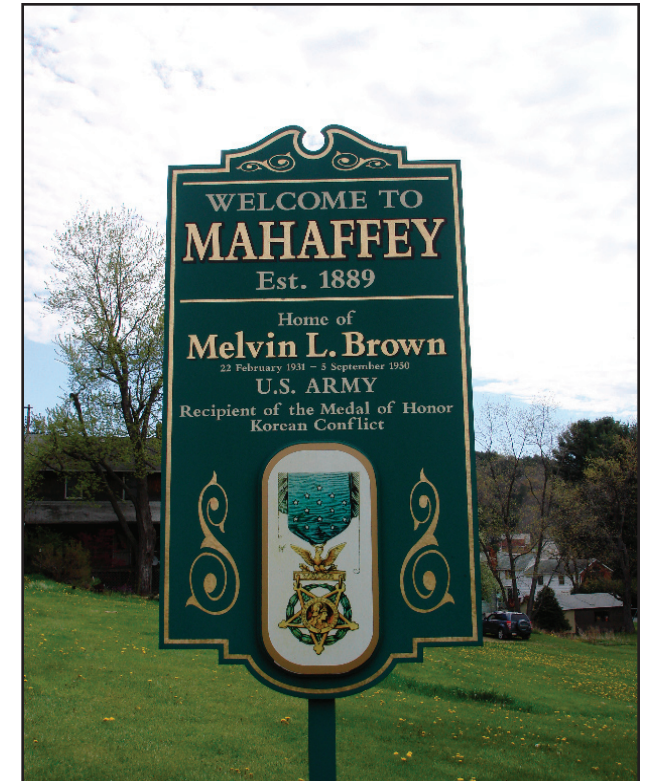
Establish and Enhance Community Entrances

First impressions are always important, and the community entrance from approaching roadways is no exception. The entrance is usually the first dramatic element of the built environment that people see when they come into a community. Creating an entry statement/entry sign consistent with the community's unique character and weaving in regional thematic elements of the Pennsylvania Wilds Logo, Wood and Timber, History and Patriotism, and Traditional Architectural Styles will set the tone for what's to come and establish expectations for the visitor. Secondary themes of Water, Wildlife, Glass, and Stone also can be considered.

Community entry signs are encouraged to be built from the region's natural assets—wood, stone, brick, etc. Consider placing the Pennsylvania Wilds name or logo somewhere on the sign face to brand the community as a sub-unit of the Pennsylvania Wilds region. Individual expression is encouraged and will convey a sense of the community's charm and personality.



In the late 1800s, West Fourth Street was the crown jewel of Williamsport, when this city was home to more millionaires per capita than anywhere else in the country. Attractive signage notifies visitors they are entering an historic area.



Community entrances help create a unique sense of place.

TOOLBOX

Technique 2-2

Enhance Public Spaces

The use of thematic design elements on public buildings and in public spaces sets an example for others to follow. This is important because most public buildings are prominently located in the center of town or on more heavily traveled roadways, so their visibility is usually high. Use this opportunity to impart statements in the architecture, signage, historic markers, public art, fences and walls, and other elements of the public space. In prominent public spaces, communities should:

- Work diligently to keep structures well maintained and true to their architectural styles;
- Add identification and date markings to buildings;
- Install historic monuments and signage;
- Display public art that conveys a sense of history and culture;
- Use wood and stone materials for building accents and outdoor furniture; and
- Display the American flag.

Repeat the theme consistently throughout the community's public buildings and civic spaces. For less prominent buildings and spaces, reiterate the theme on a smaller scale than used in more dramatic spaces like the town hall.



Signs easily communicate historic significance of people and places.



This Williamsport mural depicts historically significant people.



This public space with benches encourages social interaction.

TOOLBOX

Technique 2-3

Conduct Architectural Design Review

Counties and municipalities should request that applicants for building permits submit building elevation details for review to ensure that the architectural design conforms to the recommendations in this Design Guide. Recommended application requirements include the following:

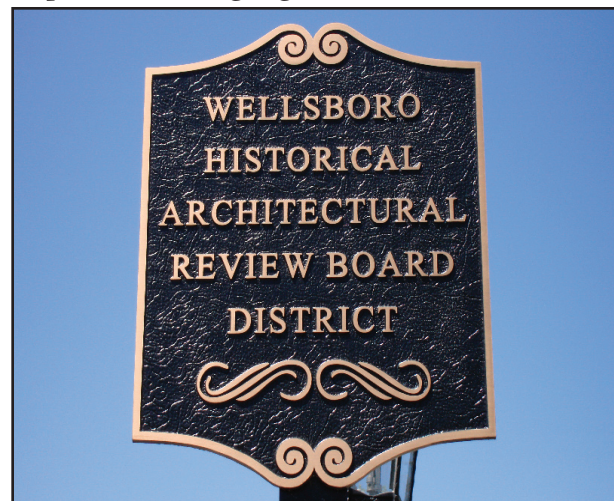
- If the permit is for a remodel, renovation, or restoration, color photographs of all four existing building façades.
- Written summary or depiction of the proposed architectural style, materials, and color palette.
- Drawings of all four sides of the proposed building elevations.
- Materials and color board, or equivalent.
- Description or illustration of the type of roof and wall materials to be used.
- Description or illustration of decorative features that would be visible from surrounding public roads and properties, including roofs, columns, doors, windows, parapet shapes, awnings, porches, decks, marquees, canopies, etc.
- Location of roof equipment, exterior lights, and other mechanical and utility equipment to be located outside the building.



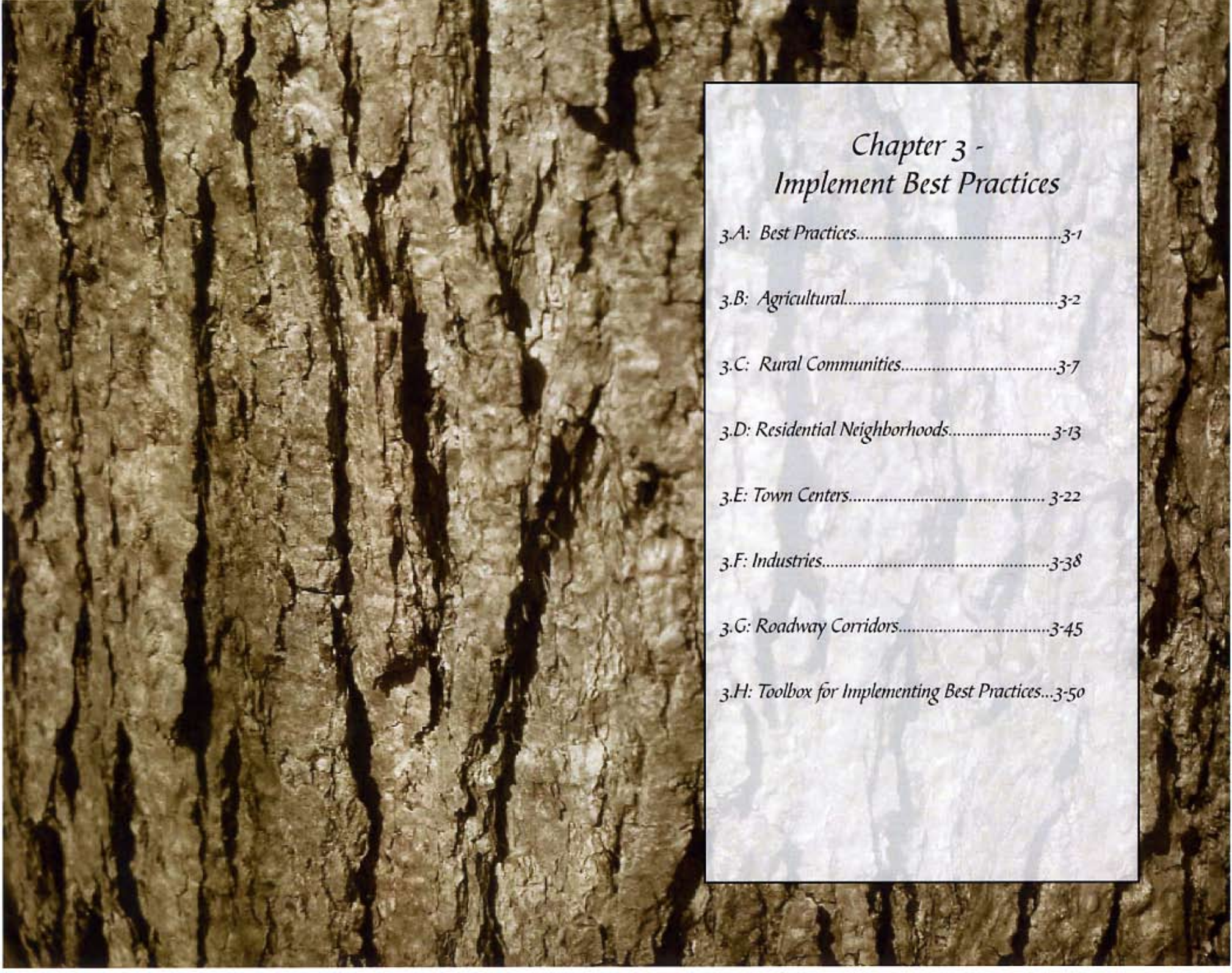
Samples of architectural drawings for a single-family home.



This Queen Anne-style residence at the entrance of Emporium is undergoing restoration.



Refer to local standards and the Pennsylvania Historical and Museum Commission's publication "Historic District Designations in Pennsylvania."



Chapter 3 - Implement Best Practices

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3.E: Town Centers.....3-22

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3.H: Toolbox for Implementing Best Practices...3-50

3.A: Best Practices

The best practices presented in this chapter are, simply, a set of recommendations for the best use of land and visual display of community character in a variety of settings present in the Pennsylvania Wilds. They give insight to communities striving to retain their traditional authenticity, while at the same time exuding appeal to contemporary residents, business owners, and out-of-town visitors. The best practices guidelines presented in this chapter are not all-inclusive, but do provide a general baseline for various contextual settings.

Covered in this chapter are the land use settings of agriculture, rural, residential neighborhoods, town center, industries, and roadway corridors. Although it is acknowledged that most communities in the Pennsylvania Wilds encompasses more than one setting, classification by land use type allows a framework for presenting recommendations in an organized manner.

If more than one land use setting applies to your community, consider all that apply. The best practices can be mixed and matched as appropriate.



3.B: Agriculture



3.C: Rural Communities



3.D: Residential Neighborhoods



3.E: Town Centers



3.F: Industries



3.G: Roadway Corridors

3.B: Agricultural

Scenic Mosaics

Land within the Pennsylvania Wilds has produced dairy, oats, fruit, corn, potatoes, and other food products for over 300 years. The visual presence of farms and their fields is an important component of the regional landscape. Farms and farm fields seen from afar form beautiful mosaics of pattern, texture, and color.

The presence of large farm animals like horses and cows grazing by a roadside entice passers-by to peer from car windows and take notice of the rural lifestyle. Farming is hard work, and agricultural landscapes represent culture, history, and personal values based on a traditional way of life.

As growth continues in the Pennsylvania Wilds, pressure may be placed on farm owners to sell their lands for conversion to other uses. As such, government bodies must do what they can to support agriculture as an important economic industry and a vital contributing element to the region's scenic quality.



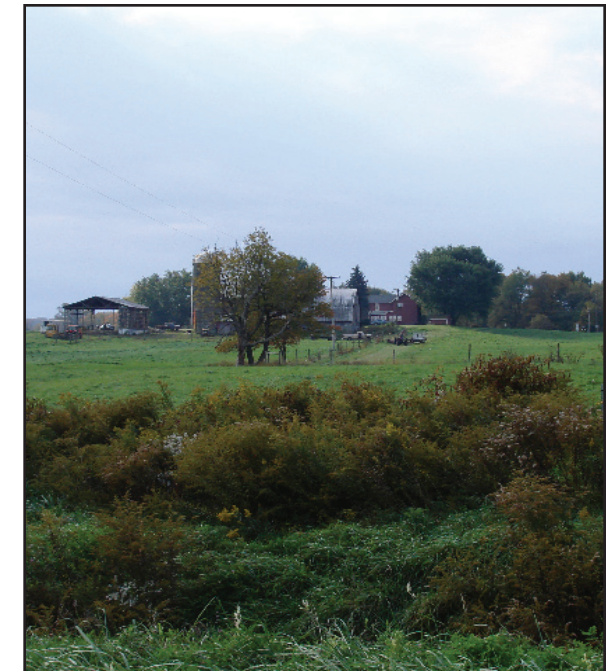
Distinguishing Elements

There are five primary distinguishing elements of the agricultural landscape: field, farmhouse, barn, upright silo, and roadside farm stand.

In October 2005, the Pennsylvania House of Representatives and Senate unanimously passed resolutions recognizing the importance of the state's historic barns (HR 463 and SR 190). As a result, an inventory of historic barns was conducted by the State Department of Agriculture (PDA), the Pennsylvania Historical and Museum Commission (PHMC), and the Center for Rural Pennsylvania. The results showed that most historic barns are in good condition. Barn preservation is encouraged.

Barns typically have wood siding, with elements of stone, brick, concrete block, or stucco. The older the barn, the more likely that it was built from trees growing close to the site. When barns are painted white or red, they stand out as striking visual elements of the farm-scape.

Additionally, lightening rods and weather vanes serve practical purposes, and are visually interesting when located on the barn roof.



GUIDELINES

- | # | GUIDELINE |
|------|--|
| 3.1 | Aim to maintain and restore historic barns and silos, especially those located along scenic road corridors. |
| 3.2 | Prevent the demolition of historic barns that are in good condition or candidates for rehabilitation. |
| 3.3 | Investigate programs that would offer financial support for barn preservation and provide technical assistance on barn repair. |
| 3.4 | The removal of abandoned barns and silos is not necessary unless they present safety hazards, are clear visual nuisances, or are a liability to the property owner. |
| 3.5 | If abandoned structures are removed, consider recycling/re-using the materials. Oftentimes, the structural timber used for old barns was virgin wood and/or species that are no longer available in the marketplace. |
| 3.6 | Give barns a fresh coat of paint when needed. |
| 3.7 | Carefully consider advertisements painted on barns. Barns painted with advertisements can be visually positive or negative, depending on the content and design of the message. (Tourists frequently photograph "Mail Pouch Tobacco" barns and view them as rural icons and folk art.) |
| 3.8 | During the construction of new, large structures like barns or storage sheds that will have a high level of public visibility, consider articulating large doors and façades with accented beams, decorative supports, eaves, or other feature(s) to provide visual interest. |
| 3.9 | Encourage the presence of roadside fresh food stands and farmers' markets. They are active symbols of rural and agricultural character. |
| 3.10 | Allow for and provide economic outlets and markets for local goods and produce. |
| 3.11 | Consider using existing agricultural buildings and farmhouses for other uses, like shops or farmers' markets. |
| 3.12 | Post attractive roadside signs in front of farms that offer agritourism (any activity conducted on a working farm for the enjoyment of visitors that generates income for the owner: tours, corn mazes, horseback riding, farm-stay vacations, etc.). |
| 3.13 | When new homes or residential subdivisions are situated adjacent to farms, provide distance buffers and/or a landscaped edge at the interface to give clear visual separation. |
| 3.14 | Consider alternative locations for communication towers, and if possible, avoid placing them in the middle of agricultural fields visible from scenic roadways, tourist destinations, or other public viewing areas. Communication towers can severely damage scenic pastoral views. |

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 3.15 | If a farm is proposed for conversion to another use (like a residential subdivision), make attempts to preserve the barn, silo, and other distinguishing features in the development plan as a cultural feature. |
| 3.16 | Discourage the conversion of prime agricultural lands and economically viable farms to other uses. Use the TOOLBOX in this chapter to learn about transferring development rights on agricultural lands to other properties more appropriate for development. |

GUIDELINES



Paint barns red or white if high visual appeal is desired.



Remove abandoned structures when they become a clear visual nuisance or a safety hazard.



Convert existing agricultural structures into shops and other uses, like this shop located near Marienville.



Preserve Mail Pouch Tobacco barns as rural icons.



Provide farmers' markets in rural settings.

GUIDELINES



Post well-designed and unobtrusive roadside signs to advertise agritourism activities and identify farm functions.



Always landscape or buffer urban development edges adjacent to farms.



Keep fields and production areas free of clutter to increase visual appeal.



Do not place communication towers in highly visible open fields.



Provide buffers between farms and adjacent development to give visual separation.

3.C: Rural Communities

Characteristic Features

Rural areas are important contributors to the Pennsylvania Wilds' character and constitute a critically important and defining feature of the landscape. Rural areas generally consist of large-acreage residential lots where housing and the built environment are in harmony with the natural environment. Roads are generally two-lane rural roads reflective of a peaceful country lifestyle. In recognition of the distinctiveness of each rural community, and the differing circumstances that affect them, the design guidance contained in this section is broad.

Control Growth

Rural counties have experienced growth over the past several decades as people move out of cities, towns, and other urban centers in search of a higher quality and slower pace of life. Rural communities of the Pennsylvania Wilds could experience future growth, particularly in the second home and retirement home sectors of the housing market.

Maintain Rural Charm

Nothing can detract from the rural feel and attractiveness of an area more than inappropriate signage cluttering rural roadways, isolated and inappropriately placed utility towers, and pockets of dense residential subdivision.

When signs are selectively placed and appropriately designed to reflect a rural character, the rural roadside view is more attractive. When new development is considerate of rural community character and is placed in appropriate locations without "leapfrogging" around a rural community, the rural charm is not interrupted. More intense land uses directly abutting lesser ones can be visually conflicting and negatively impact the more rural setting of the lesser-intense rural area.



Filled with charm and history, rural communities are an important part of the regional character of the Pennsylvania Wilds.

GUIDELINES

#	GUIDELINE
Signs	
3.17	To visually identify rural communities, place community identity welcome signs at primary road entries. Draw from the community's most beloved icons in designing the sign's artwork. Include the community name, the word "Welcome" and the Pennsylvania Wilds logo somewhere on the sign. Refer to Technique 2-1 in the Chapter 2 TOOLBOX.
3.18	Use the design style established on the welcome sign for other civic signs in the community.
3.19	Due to the low density character of most rural communities and the potential limitations on funding sources, it is important that the community welcome sign and/or other common community signs be cost effective, durable, and relatively easy to maintain.
Rural Roads and Roadsides	
3.20	Remove vacant, deteriorated buildings along scenic roadways when they become a clear safety hazard or visual nuisance.
3.21	Require deep front yard setbacks along rural roadways, except in rural hamlets.
3.22	Encourage well-maintained properties along rural routes. Seek to reduce and eliminate visual clutter such as abandoned vehicles and other discarded materials.
3.23	Avoid standard curb and gutter construction on roads except where necessary to ensure safety. Keep road widths narrow.
3.24	Use grass channels in place of storm drains along rural roadways where needed to filter and convey runoff.
3.25	Place street trees in random and natural patterns. Evenly spaced trees denote formality, which is not desired in rural areas except possibly at key focal points like villages or rural town centers.
3.26	Limit street lights and other outdoor lighting to the minimum quantity and brightness levels necessary for safety, security and the enjoyment of outdoor living (refer to 'Preserve Dark Skies' in Chapter 5).
3.27	Restrict the number of roadway signs and use simple sign designs so as to not distract from the rural environment. Wood block sign designs are encouraged. If external lighting of the sign is necessary, provide the lowest level of lighting possible to retain the rural ambiance.
3.28	Discourage the placement billboards, neon signs, or digital changeable copy signs in rural areas.
3.29	Construct walls, poles, and other supports for signs along rural roadways of natural materials such as wood or stone.

GUIDELINES

#	GUIDELINE
Parking	
3.30	Do not allow large asphalt paved parking areas to dominate the landscape of any rural view.
3.31	Where large parking lots are necessary, screen or soften them with grade separation and/or landscaping. Alternatively, consider permeable and more rural-looking paving materials such as gravel, rock, decomposed granite, paving stones, permeable interlocking concrete pavement, unmortared brick or stone, or geo-grid with grass.
3.32	Where wheel stops are desired in parking spaces, use stops constructed of stone, wood, or tree trunks. Typical curb and gutter or concrete wheel stops are discouraged.
Utilities	
3.33	Limit public water/sewer expansions in remote rural areas only to areas where there is an identified health concern from contaminated wells or failing septic systems. Consider the growth-inducing impact of extending water and sewer lines; the availability of public services may induce other properties along the new lines to develop quicker and at higher densities that would otherwise occur.
3.34	Consider the use of alternative sewer systems like on-lot systems or pressurized grinder pump systems that are safer than septic systems and can be used in varied types of terrain.

3.35 Consider the use of rain gardens on rural residential properties to filter runoff, slow the rate and volume of water directed to the drainage system, and replenish groundwater.

Fencing

- 3.36 Select fencing types that complement a rural character.
- 3.37 Front yard fencing is discouraged in order to retain the open feeling of the area. In instances where front yard fencing occurs, do not build solid fences unless the fence is being used to hide an unattractive view.
- 3.38 If physical separation is needed along roadways between the public and private space, consider the use of open rail wood fencing.
- 3.39 Limit the use of barbed wire or wire mesh fencing in locations with high visibility from public roads and other public viewing areas, unless such fencing serves a practical function wherein other barrier options are not practical or are cost prohibitive.

Homes and Buildings

- 3.40 In new construction, use the traditional architectural styles described in this Design Guide (refer to Chapter 2).

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 3.41 | If feasible, construct outbuildings in the same architectural style as that of the primary structure or to mimic the look of a traditional barn. Quaint outbuilding designs are encouraged. |
| 3.42 | Hide or buffer unattractive pre-fabricated sheds and other unappealing pre-fabricated structures from primary public viewing areas. |
| 3.43 | If a new residential subdivision is proposed in a rural community, build new housing off of side roads or shared drives, rather than lining scenic rural roads with new homes. Lining roads with residential lots can completely block scenic views. |
| 3.44 | A variety of pre-fabricated homes and buildings are available in the marketplace. Encourage property owners to select pre-fabricated structures that use non-reflective and naturally-appearing exterior materials such as natural or simulated wood, brick, or stone, or composition or other similar materials. Smooth, ribbed, or corrugated metal and plastic panels are not preferred. |
| 3.45 | Make pre-fabricated mobile homes appear permanent by using a continuous masonry or concrete foundation or curtain wall. Remove the running gear, axles, and wheels. |
| 3.46 | If new commercial development is proposed in a rural community, consult 'Strip Commercial, Big Boxes, and Franchises' in Chapter 4. |
| 3.47 | At the edges of rural communities where more intense development may be occurring, ensure that adjoining development blends into and is sensitive to the character of existing rural areas. |

GUIDELINES



Encourage the maintenance and upkeep of private properties along rural routes.



Keep road widths narrow.



Adapt rural residences for other uses to attract residents and travelers.



Promote unique assets.



Do not post visually dominating billboards along rural roads and avoid them altogether whenever possible.

GUIDELINES



Select natural-appearing materials in manufactured home design.



Open rail wood fencing adds to rural charm.



Remove abandoned and irreparable structures.



Target key properties for renovation as catalysts for rural investments.



Log Construction-style architecture is appropriate in certain locations such as this large forested lot.

3.D: Residential Neighborhoods

Defining Neighborhoods

Residential neighborhoods act as community building blocks, and it is the collection of many individual neighborhoods that make up the supporting structure of a town.

Neighborhoods often carry names and have recognized boundaries. Their characters are defined by a combination of factors including but not limited to location, home type and mix, architectural style, lot size, street pattern, and inclusion or exclusion of other land uses like schools and parks.

The binding functions of governance, the school system, parks/sports, religious institutions, and the central business district where shopping and employment activities occur, bring the residents of various neighborhoods together as one community.

Old vs. New

In the Pennsylvania Wilds, older residential neighborhoods are generally located around the edges of towns and central activity areas. Usually, homes were constructed in grid-like blocks with easy access to town. Some “company towns” also were present in the region. Newer neighborhoods are often located more distant from the center of town.

In many neighborhoods, it is easy to tell which homes were traditionally built and which were constructed under a modern tract-home residential subdivision. Character can be enhanced when new homes and neighborhoods are designed with quality and add architectural interest and “curb appeal” to a neighborhood. An attractive and inviting home can contribute positively to a neighborhood unit and strengthen the traditional character.



When new neighborhood development is proposed with similar bulk, form, size, scale, style, arrangement, and street patterns as existing, well-designed neighborhoods, community character is retained.



Homes in older neighborhoods embody traditional custom styles that are difficult to replicate in tract home development.



GUIDELINES

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GUIDELINE

In addition to the guidelines listed below, please refer to the 'Theme: Architectural Styles' section of Chapter 2. Many of the guidelines given there are applicable, and most are not repeated here.

Existing Neighborhoods

- | | |
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| <p>3.48 Avoid the demolition or destruction of visually significant residential homes that reflect a traditional architectural style. Renovate and restore as the preferred course of action before permitting demolition. (Refer to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties).</p> <p>3.49 Keep sidewalks and parkways well-maintained.</p> <p>3.50 Select architectural and landscape design themes that integrate well into the natural setting and surrounding community character.</p> <p>3.51 Contemporary architectural designs are not recommended for new homes in old neighborhoods, but if they are used, ensure that the exterior architecture is compatible with the scale, material, color, and articulation of any surrounding historic buildings, historic districts, or mixture of historic architectural styles immediately adjacent or present in the general area.</p> <p>3.52 Design the architecture of new homes to possess a historic basis that is familiar in the established community. Avoid introducing a completely new style of architecture into an established neighborhood.</p> | <p>3.53 Use paint colors that are as authentic as possible when compared to the traditional color palette of the selected architectural style and colors present in the established community.</p> <p>3.54 Use fence and wall designs, materials, and colors that are compatible with those in the existing neighborhood.</p> <p>3.55 Consider the shadow effect of new buildings; do not build tall structures that may cast long shadows on existing residential homes.</p> <p>3.56 Build infill housing (housing built on vacant parcels surrounded by existing residential development on three or more sides) at similar lot sizes, densities, percentage of lot coverage, and of compatible character to surrounding homes.</p> <p>3.57 Convey a sense of timelessness, elegance, and quality. Buildings should look durable and permanent, not temporary or makeshift.</p> <p>3.58 Maintain a strong indoor/outdoor relationship. Consider the use of natural wood products for cabinetry and other interior woodwork to further complement the character of the Pennsylvania Wilds.</p> <p>3.59 Do not over-light residential neighborhoods, but provide appropriate night lighting for security and safety (refer to 'Preserve Dark Skies' in Chapter 5).</p> |
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GUIDELINES

#	GUIDELINE
3.60	Install energy-conserving features in homes such as energy-efficient and water-efficient appliances (see 'Be Environmentally Responsible' in Chapter 5).
New Home Architecture	
3.61	Use architectural forms associated with traditional styles (see 'Theme: Architectural Styles' in Chapter 2).
3.62	If appropriate for the architectural style of the home, use projecting features such as bowed or bay windows, columns, offset roof planes, and similar features to create visual interest on the building elevations.
3.63	Provide front porches where style appropriate to add interest and increase opportunities for social interaction.
3.64	In new residential subdivisions, slightly vary the depth of front yard setbacks on straight streets. No more than three adjacent homes on a straight street should have the same front yard setback to avoid creating a "tunnel" effect. Front yard setback variation is not necessary on curving streets or on streets where a formal, more urban look is desired.
3.65	Accent shutters, used with either windows or doors, should be in keeping with the size and dimension of the window or door. Historically, it was the purpose of these elements to cover the window or door; therefore, the elements should reflect that original purpose wherever possible.
3.66	Design rear and side façades of residential buildings, particularly those facing onto streets, parks, and open spaces, as an important element in the success of a community's visual character. Do not permit large expanses of flat walls to be exposed to public view.
3.67	In neighborhoods with small lots, use one-story elements at street corners to reduce the perceived bulk and scale of the neighborhood. Bulk can also be reduced by using one-story edging on two-story elements.
3.68	If outbuildings are desired, construct them in the same architectural style as that of the primary structure.
3.69	Use side entry, recessed, or detached garages where appropriate to minimize the garage door dominance on the residential streetscape.
3.70	Do not orient more than two garage doors on any one structure to face the street. If a third front-facing garage door is needed, use an increased setback or offset. Consider a tandem garage which is deep enough for vehicles to be stored one behind the other.
3.71	Design driveways to have a minimal surface area. Large aprons, turnarounds, and parking areas on residential lots are discouraged.

GUIDELINES

#	GUIDELINE
3.72	Do not allow visually overbearing roofs. A-frame and mansard type roofs are discouraged unless they are part of a coordinated design theme and style.
3.73	Permit flat roofs over porches, entryways, or where compatible with the historical style. Otherwise, do not use flat roofs.
3.74	Select roof materials and colors that are appropriate for the architectural style of the home. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
3.75	Design chimneys and spark arrestors to act as thematic forms and vertical architectural elements. Chimney caps should have low profiles and not be visually distracting.

Multi-family Housing

- 3.76 A majority of the above-stated guidelines also apply to multifamily residential buildings (carriage units, townhomes, condominiums, apartments, time-shares, age-restricted living facilities, etc.). Some additional considerations for multifamily units include the following:
- Use rear loaded garages if possible.
 - Provide porches and/or balconies for as many units as feasible.
 - Avoid visual monotony and box-like appearances.

- Articulate façades to minimize large blank walls.
- Use varied color schemes on large buildings or groups of buildings.
- Use staggered and jogged unit plans to provide visual interest.
- If the building has a long front façade, vary the front setback within the same structure.
- Use pitched roofs; flat roofs are discouraged.
- Screen mechanical systems from public view.
- Screen large open parking areas from public view.

New Subdivisions

- 3.77 Name new residential streets to reflect the heritage of the area.
- 3.78 Do not clear cut trees to make way for a residential subdivision. Instead, tailor the grading operation to save as many mature trees and natural features as possible (see 'Value Trees and the Landscape' in Chapter 5).
- 3.79 Integrate new residential buildings and additions to existing residential buildings into the natural topography (see 'Be Sensitive to Natural Landforms' in Chapter 5).
- 3.80 Consider scenic views and vistas and retain their views from the street system when possible. Scenic views from residential streets will enhance the image and character of the neighborhood.

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 3.81 | Avoid lining existing roads that offer scenic public views with rows of residential lots. When this occurs, views of nature are hidden from the road. Use alternative patterns of residential subdivision design such as a connected interior street system or shared driveways with clustered home arrangement. |
| 3.82 | If new residential tracts are constructed within walking distance to activity centers such as shopping, schools, parks, etc., integrate pedestrian circulation paths as an integral component of the tract design. |
| 3.83 | Incorporate greenbelts, pocket parks, and other natural amenities into subdivision designs. Consider the <i>Growing Greener: Conservation by Design</i> approach when preparing or revising a subdivision and land development ordinance or designing a residential subdivision. (Contact DCNR at www.dcnr.state.pa.us for more information.) |
| 3.84 | Provide rain gardens on residential lots where feasible to filter runoff and reduce the volume and rate of water discharged to the drainage system (see 'Be Environmentally Responsible' in Chapter 5). |
| 3.85 | Design residential subdivisions to value, conserve, and work around on-site sensitive resources instead of destroying or imposing on them (see 'Be Environmentally Responsible' in Chapter 5). |
| 3.86 | Provide focal points for residential neighborhoods (pocket park, tot-lot, or other gathering space) to encourage outdoor living and to help create the small-town feeling characteristic to the region. |
| 3.87 | If new neighborhood identification monuments are desired, design them with natural elements (stone, wood, brick). Place the sign in a visible location at the neighborhood entry and integrate it into the natural surroundings such that it is not visually obtrusive. |
| 3.88 | Connect new residential subdivisions to existing streets to allow for easy connections. If street connections are not possible, allow for pedestrian and bicycle connections. |
| 3.89 | Use traditional street patterns for new subdivisions. |

GUIDELINES



Use a traditional architectural style.



In multi-family construction, the use of porches, balconies, and staggered unit plans are ways to reduce visual monotony of the building mass.



Select street names that reflect community character and history.



Use variation in both color and material. This house over-uses the color red and provides no variation in the building material.

GUIDELINES



Embrace the traditional architectural style of existing neighborhoods.



Avoid a sea of garage doors dominating the streetscape (left) by using side entry garages (center and right) or by recessing the garage or detaching the garage from the house. This will allow other elements like front porches, entryways, and windows to be the dominant visual feature of the front façade.

GUIDELINES



Use projecting architectural elements to add visual appeal and interest.



Use dormer windows to avoid monotonous rooflines and to provide additional living space on upper stories.



Design windows and doors to complement the building's architectural style.

GUIDELINES



Provide pedestrian connections between residential neighborhoods and activity areas (schools, parks, shopping). Even in winter, people make use of walking paths to get from place to place.



Use accent shutters that are in keeping with the size and dimension of the window to reflect the traditional purpose of the shutter.



Achieve a strong indoor/outdoor relationship by using natural products inside the home, like the hardwood cabinetry shown in this kitchen design.

3.E: Town Centers

Focal Points

The visual quality and character of the town center is the greatest single indicator of the overall image of a community. Town centers are recognized as community focal points where shopping, business, social gatherings, entertainment, and government activities are concentrated. Their uniqueness in design and appearance is vital to attracting customers and providing an enjoyable visitor experience.

“Good design is especially important to those communities seeking to attract tourists and their dollars.”

Edward McMahon, Urban Land Institute

Many of the town centers in the Pennsylvania Wilds feature shops, restaurants, and businesses that reflect the area's history and natural environment. Specialty shops offering wares from local artists and crafters, antique shops urging customers to remember “the good old days,” outfitters selling outdoor recreation equipment, and restaurants offering menu choices not found in other places are just a few examples of services that are offered in town centers.

Some town center businesses are locally owned, while others are not. Some successfully thrive

with business and a bustle of activity, while others are struggling to draw customers and survive. Regardless of the size, shape, or vigor of a community's town center, steps can be taken to further advance their vitality, or just begin their transformation into alluring and attractive places to shop, eat, stroll, conduct business, and stay overnight.

Alluring Gathering Places

In addition to serving central business district functions, town centers also act as gathering places for local events. Concerts in the park, parades, festivals, fairs, and other activities occur annually in almost every town center over the Pennsylvania Wilds region. Although special events can certainly attract people to town centers, a special event should not be the only reason for people to come downtown. A town center should be inviting and have a festive atmosphere all year long.



Parade in Mansfield.

Town centers need to be enthralling to community residents and display an irresistible appeal to people visiting and passing through. The ideal goal is for town centers to become destination points for visitors traveling around the Pennsylvania Wilds. The buildings, shops, public squares, and overall look and feel of the town should call out to people to stop their cars, park, and walk around to explore what the town has to offer. In towns lacking an alluring atmosphere, travelers are not enticed to spontaneously stop and explore the area. Instead, they will simply continue onto their intended destinations.

One of the most common complaints about traditional town centers is that businesses are not open in the evenings. “Die at Five” is a term used to indicate that there is no life in the downtown after five o'clock P.M. Although closing at five or six o'clock in the evening may have been how town centers originally operated, these days evening activity is almost essential. Adding office, lodging, and residential to the mix of uses available in town centers assures a certain level of evening activity. To be successful, town centers should provide attractive, safe, and walkable access to their shops, restaurants, and activity areas during both day- and night-time hours.

Welcoming Charm

The word *welcome* expresses a hospitable greeting. The inviting characteristics of place and people that are present in the fabric of every community of the Pennsylvania Wilds conveys a sense of reception and acceptance that is sometimes called small-town charisma, or rural charm. This sentiment will be vital to visually express in communities neighboring or containing eco-tourist destinations. Although difficult to communicate as a single visual theme, adherence to the concepts contained in this Design Guide will assist in conveying a welcoming charm.

Some towns are close neighbors to the parks and primary eco-tourism destinations in the Pennsylvania Wilds. Through these communities pass thousands of visitors each year. The aesthetic design of these communities and their town centers in particular is of the utmost importance in order to retain the charming appeal and perception of the entire region. The outdoor atmosphere in and of itself must display to visitors the sense of a special, unique, friendly place. These communities are the “front doors” to the Pennsylvania Wilds.

Many of the Pennsylvania Wild’s town centers have been in place for centuries. Not having the luxury of “starting from scratch” in creating the street layout, building arrangements, and other defining aspects of the town center structure

should not be viewed as a disadvantage when comparing these older towns to newly built town center replicas in other parts of the country.

“Destination-savvy travelers seek out businesses that emphasize the character of the locale.”

National Geographic Center for Sustainable Destinations

To the contrary, town centers built centuries ago offer so many benefits that can likely never be achieved in new construction. Historic buildings of quality construction and detail, mature trees and landscaping, individuality of features, and authenticity of place are just a few.

With a commitment from town center businesses, residents, and the municipality to invest in the town and apply design principles like those recommend by this Design Guide, traditional town centers can experience a complete “refreshing.” There is no one single action that can be done to refresh a town in a single instant. Instead, over time, as buildings are renovated and vacant lots are developed, design principles can be applied that will result in a gradual transformation to the desired goal.

“Little communities and individual property owners may not realize that the commercial district is like the book cover of the town. If you don’t have an attractive cover, no one will open the book.”

Marlene Lellock, Director of Punxsutawney Chamber of Commerce

Many Hands Make Light Work

Many communities are focusing energy on rejuvenating their historic town centers. As shopping malls and strip commercial districts have become more homogenous, communities have taken interest in invigorating their downtowns. Programs such as the Pennsylvania Main Street Program use a grassroots structure to encourage revitalization by leveraging private dollars and requiring ongoing, local support.

Even without formally engaging in a Main Street Program, the municipality can do many things to encourage private investments in town centers. By making small changes and improvements in the public right-of-way like sidewalk improvements, tree plantings, light post replacements, installation of public art and street furniture like benches and decorative trash receptacles, a tone is set for revitalization. Incentives can be given to property owners for improving their storefronts and providing pedestrian amenities such as a pedestrian pass-through, or a simple public bench on their property to support the vision of the town center.

GUIDELINES

#	GUIDELINE
Community Support	
3.90	If there is a high level of community interest in participating in a downtown revitalization program, investigate the benefits of engaging in a formal Main Street Program (refer to the <i>Supplemental User's Guide</i> for more information).
3.91	Educate local business owners and residents on opportunities for service industry business growth to maintain the majority of gateway community businesses in local ownership.
3.92	Support the establishment of local businesses that tailor to the traveler (bed-and-breakfast lodgings, antique shops, cafes and quaint restaurants, retailers of arts and crafts and contemporary Pennsylvania forest products; local artist studios, etc.).
Historic Structures and Features	
3.93	Pursue the establishment of Historic Districts in town centers that qualify for district status (refer to the <i>Supplemental User's Guide</i> for more information).
3.94	Place particular emphasis on maintaining, restoring, and re-using buildings that were used by or have relation to an historical figure or event.
3.95	Avoid the demolition of visually significant town center buildings constructed in a traditional architectural style.
	Renovate and restore as the preferred course of action before permitting demolition.
3.96	Refer to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties for storefront remodels and renovations. If there are any conflicts between the recommendations of this Design Guide and the Secretary of the Interior's Standards (36 CFR 67), the national standards shall take precedence, particularly when pursuing income tax incentives for building rehabilitations.
3.97	Restore and maintain historic storefronts that were constructed before about 1950. Preserve façade features and storefronts that have acquired significance over time, such as Cararra glass or Vitrolite that were commonly included on storefronts constructed in the 1930s and 1940s.
3.98	When storefronts and other buildings in the town center are renovated, salvage removed façade materials, particularly older visually unique materials in good condition, and offer them to other building owners to use as part of their building renovations. Moving a visually unique feature to another building is better than losing it altogether.
3.99	During building renovations, use storefront and façade details that are compatible with the building's traditional design and architectural style and are complementary to adjacent buildings.

GUIDELINES

#	GUIDELINE
3.100	When replacing exterior lights and hardware fixtures (door handles, knobs, knockers, mail slots, etc.), use fixtures that are complementary to the architectural style and period of the building.

Civic and Public Spaces

- 3.101 If civic uses are present in the town center, maximize their visibility. By their nature, civic facilities (town hall, library, courthouse, post office, park, police station, etc.) belong to the public and should be viewed as key elements in town centers.
- 3.102 Where necessary and as funding becomes available, enhance the appearance of civic facilities and amenities such as town halls, courthouses, libraries, community centers, schools and universities, libraries, parks, and police and public fire stations to serve as key examples of the community's desired aesthetic style and theme.
- 3.103 If a new civic building is needed, consider locating it in or near the town center.
- 3.104 In town squares and parks, include a pavilion, historical markers or monuments, seating areas, patriotic flags, and signs to help establish and reinforce the town's history (see 'Theme: History and Patriotism' in Chapter 2).

Streetscape & Parking

- 3.105 Use a consistent front yard street setback along town center streets. New buildings on a street should conform to the dominant setback, identified in the municipality's zoning ordinance or comply with required "build-to lines."
- 3.106 Add street trees along sidewalks to make main streets appear more welcoming. Use hardy varieties that are free of droppings (acorn, fruit, seed, etc.) that can litter sidewalks and cars.
- 3.107 Select street trees with mature canopy heights that extend above storefronts so that signage and storefront views are not blocked.
- 3.108 If the community is participating in a community banner program, display community theme flags on streets of the town center.
- 3.109 Participate in a public art program and display tasteful public art as a form of community pride and expressionism. Select a public art theme that complements the community's assets and natural setting. Construct art pieces of durable materials and finishes and place them in locations where they will not be safety hazards or obstructions to pedestrian travel or storefront visibility.

GUIDELINES

#	GUIDELINE
3.110	Do not attempt to use public art to “cover up” or distract from an unattractive building. Instead, fix the building and display art as a complementary feature.
3.111	Consider the use of murals to liven up blank walls in alleys and other forgotten spaces. Use murals to recognize key leaders or events in the town’s history.
3.112	Contact utility providers about the feasibility of placing utility lines underground or consolidating overhead utilities to reduce visual clutter.
3.113	Provide on-street parking to encourage street activity, minimize the need for off-street parking lots, and to buffer pedestrians on the sidewalk from moving traffic. Look for opportunities to provide diagonal parking where parking demand is higher.
Storefronts & Façades	
3.114	Design exterior building façades with a richness of detail. Exterior building designs should convey a sense of timelessness and be visually impressive.
3.115	Use large-glass paned windows for the display of goods along streets having or desiring to have a large volume of pedestrian traffic. Use bulkhead display shelves that were typical in traditional storefront architecture.
3.116	Do not close in traditional recessed entries.
3.117	Use traditional canvas awnings to enhance storefront areas on streets that have or desire to have a high level of foot traffic. Awnings should relate to the building in terms of scale, form, and color and should be coordinated with all businesses on the same street or block.
3.118	Emphasize front door entries by using roofs, recessions, awnings, pilasters or other details that express the importance of the entrance.
3.119	Use window sizes and patterns on the upper stories that are consistent with surrounding structures.
3.120	Windows, doors, and other features of the building should be proportional to human stature and height. Exceptionally tall heights used for doors and windows is not in keeping with a charming small town character unless appropriate to the architectural style of the building.
3.121	Develop a recommended complementary color palette for painted commercial façades and encourage storefronts to be repainted during renovation projects.

GUIDELINES

- | # | GUIDELINE |
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| 3.122 | If rear or side building façades are visible to the public or face inner-block parking areas, enhance the façades to be visually appealing. Enhancements that are typically needed include repairs to masonry, wood, windows, doors, stairs, gutters and downspouts, and screening of unsightly building functions like trash bins and mechanical equipment. |
| 3.123 | When introducing a new building to the town center, look carefully at the design elements and rhythm of architectural details, window and door placement used on neighboring buildings. Design the new building with compatible proportions. Respect the scale, massing, proportion, materials, and styling of surrounding buildings. New buildings should not boldly contrast in style, size, material, or color, with neighboring buildings. |
| 3.124 | In new construction and exterior building renovations, use wood for decorative features such as doors, window trims, stairs, porches, etc., if appropriate to the architectural style of the building. |
| 3.125 | Use traditional building materials for new construction to the maximum extent feasible (wood, brick, stone). Vinyl, aluminum and other synthetic siding materials are discouraged as the primary façade material in town centers. Use of synthetic materials in a color complementary to natural materials may be appropriate as an accent provided it does not overbear other materials. |
| 3.126 | In new construction, do not design imitations of “pioneer” style or “log cabin” buildings as storefronts, as their overuse or misuse will convey an unauthentic visual image. (In other words, avoid the impression of being in a fabricated environment like Disneyland’s “Frontier Land.”) If a log cabin look is desired, use a contemporary expression of the style instead of attempting an imitation. (Refer to Chapter 2 for recommended traditional architectural styles). |
| 3.127 | Do not allow the use of concrete block as a primary building material in town centers unless it is located on a façade with no public view. |
| 3.128 | Do not construct buildings that have flammable features or buildings that are of temporary or makeshift construction. |
| 3.129 | Do not allow the construction of large box-like structures with little architectural detailing in town centers (refer to Chapter 4 for more information). |
| Pedestrian-Friendly Features | |
| 3.130 | Display historic artifacts and photographs in buildings and shops patronized by travelers. |
| 3.131 | Where feasible, enhance pedestrian routes through the town center. All streets, except for alleys, should be provided with continuous sidewalks. Clearly mark all pedestrian crosswalks. |

GUIDELINES

#	GUIDELINE
3.132	Orient buildings and public spaces to the pedestrian instead of the car. The physical environment should be comfortable, friendly, accessible, and approachable.
3.133	Provide street-side amenities where they would likely be used and appreciated. For example, providing benches near destination points, such as retail stores, restaurants, and parks is a good idea.
3.134	Encourage street activity by allowing private cafes and restaurants to place tables and vendor carts outside.
3.135	Screen all outdoor storage and trash collection areas from pedestrian view.
3.136	Provide ample outdoor seating in public open spaces and parks, but not too much that would make the area appear unsafe. Configure seating to maximize scenic views while allowing two people or a group to face each other for conversational purposes.
3.137	Maximize pedestrian and bicycle linkages and connections between public and private uses and activity areas to reduce the number of automobile trips in the town center. The sight of outdoor pedestrian activity serves as a visual enhancement.
3.138	Minimize conflicts between cars, pedestrians, and bicycles. Separate vehicular and non-vehicular paths of travel by providing walkways and bikeways in areas away from busy roads.
3.139	Do not route pedestrians through visually unpleasant and dangerous circumstances (busy roads, parking lots, service alleys, etc.).
3.140	Provide bicycle storage racks in strategic locations to encourage bike riding. Develop a standard bicycle rack design and use it consistently for visual consistency.
3.141	In communities with public transit service, provide convenient access to transit stops. Where transit shelters are provided, place them in safe, highly visible locations. Shelters with wood themed coverings are encouraged.
Signs	
3.142	Signage should be reflective of the overall community character. Use finely crafted signage with ample detailing and smaller character type. Wood block design style is encouraged, but not required. Wood and metal were the standard materials of traditional sign makers, and these materials, along with other natural materials, are recommended.

GUIDELINES

#	GUIDELINE
3.143	Prohibit plastic, internally illuminated signs, particularly those that contain large bold lettering.
3.144	Make business identification signs visible to both pedestrians and passing motorists. Depending upon the character of a street, a balance needs to be achieved between signage for vehicles and signage that is friendly to pedestrians.
3.145	Do not overbear or obscure architectural details of buildings by signs.
3.146	Do not allow multiple freestanding signs unless they are absolutely necessary, due to their ability to cause visual clutter.
3.147	Allow the placement of temporary “sandwich board” signs on the sidewalk so long as they do not impede or interrupt the flow of pedestrian traffic.
Uses	
3.148	If Transfer of Development Rights (TDR) are permitted by the municipality’s ordinances, use properties in and around the town center as receiver sites for density.
3.149	Allow the vertical mixing of uses (such as offices or living spaces on the upper stories of ground-level shops and restaurants).
3.150	Discourage the construction of freestanding national chain stores in town centers unless the building is constructed in an appropriate traditional architectural style and the building placement is pedestrian friendly.
3.151	Encourage full service hotels, franchises, and national chain stores to locate in historic buildings (see Chapter 4). If new buildings are required, construct them in one of the recommended traditional architectural styles (see ‘Theme: Architectural Styles’ in Chapter 2).
3.152	Restrict self-contained tourist attractions unrelated to the character of the community in areas well outside the town center. These may include water parks, amusement parks, and other such uses.
3.153	Discourage drive-thru restaurants and other drive-thru businesses in town centers, as their presence conveys a visual message of “get in and get out” as opposed to “come and stay awhile.”
3.154	Use public spaces and “left over” parcels wisely to increase outdoor social interaction. Add park benches, gazebos, and pedestrian amenities where possible.

GUIDELINES

#	GUIDELINE
3.155	<p>If a town center suffers from the presence of blighted buildings or vacant unattractive lots, the municipality should:</p> <ul style="list-style-type: none">• Work with property owners to keep vacant lots clear of debris;• Work with property owners to maintain vacant buildings to the level of occupied buildings;• Install an attractive and functional fence with landscape screening;• If a vacant lot is publicly owned, use it as a temporary community garden or other public use; and/or• If the lot or building is planned for a future use, display a well-designed sign or mural indicating the future planned use.

GUIDELINES



Encourage full-service hotels and other uses to locate in historic buildings.



Encourage national chain stores to locate in historic buildings like this Subway in Ridgway.



Display welcome signs in appropriate locations.

GUIDELINES



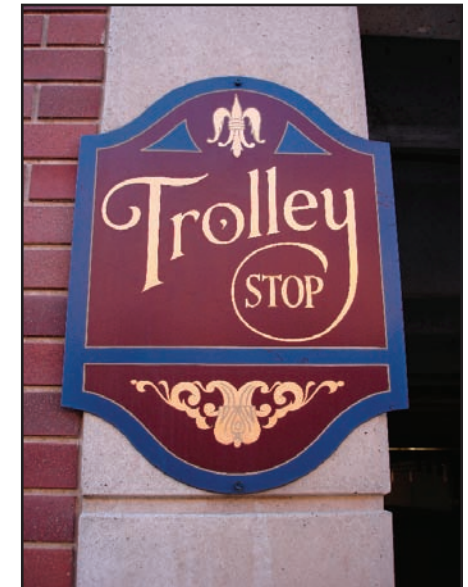
Identify civic spaces as key elements in the town center.



Display clear user-friendly signage to direct people to shops and other businesses.



Allow service businesses such as restaurants to place tables and vendor carts outside.



Provide amenities that reduce auto traffic.

GUIDELINES



Engage the community. This gazebo was constructed as part of the 'Punxsutawney Revitalization: Investing, Developing, Enhancing' (PRIDE) project, organized by the Chamber of Commerce.



Place pedestrian amenities where they are most likely to be used and appreciated.



Use finely crafted signs in a consistent style and theme.



Incorporate wide sidewalks, mature trees, and accessible storefronts to make the streetscape inviting.

GUIDELINES



Use murals to liven blank walls.



Establish eating and sitting areas near scenic features. This escape to nature is only a few moments walk from the town center.



Display community theme banners.



Retrofit historic buildings to meet modern-day regulations.

GUIDELINES



Provide locations where local artists, like this chain saw artist, can display their crafts.



Place historic resources/artifacts in visually prominent locations, like the town square.

GUIDELINES



During restoration, stay true to the building's authentic façade features.



Provide safe pedestrian walkways.

GUIDELINES



Educate local residents about business opportunities and support locally-owned businesses.



Place sidewalk furniture at irregular intervals to create an informal look.



Preserve large windowed storefronts to make the town center inviting.

3.F: Industries

Function vs. Visual Appeal

Many industries are located across the Pennsylvania Wilds region, and others may appear. Industry is an important contributor to economic stability, as it provides jobs and needed services to the region. The visual impact of an industrial building depends on its size and use. Some industrial, manufacturing, and warehouse buildings are large and massive by their very nature, and cannot be forgotten in the consideration of regional aesthetics and visual character.

Industrial and manufacturing buildings are built for function, not for visual appeal. Still, with just a few design considerations, industries can contribute positively to the visual character of the Pennsylvania Wilds.

The perceived scale of these buildings and their design elements directly relate to how they look in relation to nearby development. If a facility is surrounded by open space or is set back from smaller-scale development, its scale will be perceived as smaller than a facility of the same size that is located immediately adjacent to a residential neighborhood or other small buildings.

This Design Guide does not advocate a specific architectural style for industrial, manufacturing, or warehouse buildings, as it is acknowledged that economy and function are the most important considerations. It is recommended, however, that existing industries be aware of their impact on a community's visual appeal and make improvements over time. New facilities should be carefully sited and draw from regional design influences. For instance, the building entry design can reflect a traditional architectural style, building colors can complement the surrounding environment, massing can be broken up into smaller elements, and landscaping can screen unattractive features.



Bradford Forest Products improved their manufacturing and distribution facility by adding an attractive office building (top) at the public street. The building provides a nice aesthetic to the site's functional lumber yard (bottom).

GUIDELINES

- | # | GUIDELINE |
|-------|---|
| 3.156 | If a building is visible from a public road corridor and houses or once housed an interesting function (like a historic sawmill, refinery, etc.), add a visible identification marker to the structure or post a sign to draw interest. |
| 3.157 | Orient building entrances toward the primary public view (street frontage). Avoid turning main entrances away from the street. |
| 3.158 | Design the main building entry to reflect a traditional architectural style appropriate for the region. Entries should be designed to be consistent with the overall architectural design, including colors and materials (see 'Theme: Architectural Styles' in Chapter 2). |
| 3.159 | When multiple sides of the building are visible, avoid the appearance of a "false front." For example, do not design the front of the building in a "colonial" style if the rest of the building has metal siding. If the colonial style cannot be carried to other visible building elevations, limit its application to the entry only. |
| 3.160 | Incorporate overhangs, recessed openings, canopies, or other features to emphasize the entrance area. |
| 3.161 | Install windows, particularly along the street-side front elevation(s) to help incorporate a human-scale design element into large buildings. |
| 3.162 | Use wood and other natural materials for the construction of freestanding signs, outdoor benches, and employee amenity areas (see 'Theme: Wood and Timber' in Chapter 2). |
| 3.163 | Avoid large expanses of light colored wall or roof materials. Use neutral, earth toned, or dark neutral hues to visually reduce the perceived size of large buildings. |
| 3.164 | Do not use highly reflective surfaces as primary building materials because they can cause glare and are not consistent with the authentic character of the Pennsylvania Wilds. |
| 3.165 | Consider reductions in perceived building mass on walls visible from public roads or other public viewing areas by one or more of the following: <ul style="list-style-type: none"> • Recessing building floors above the first story; • Providing vertical or horizontal offsets in the wall surfaces; • Articulating details around doors, windows, and plate lines; • Reducing overly large and tall roof designs; and • Changes in texture (whether the building is made of metal, masonry, concrete, cement, plaster, or other material, effects of texture and relief can be incorporated that provide character). |

GUIDELINES

- | # | GUIDELINE |
|-------|---|
| 3.166 | Avoid large roof elements that visually dominate other architectural building features. Break up rooflines by providing changes in the roof height, form, or other articulations. |
| 3.167 | Do not use chain link fence or barbed wire in areas with public visibility unless there is no feasible alternative. |
| 3.168 | Screen all roof-mounted mechanical equipment, trash areas, and loading dock areas from public view. |
| 3.169 | Avoid the use of long, bleak, unarticulated metal panels. If metal buildings are proposed, use a well-articulated building form and mix the metal surfaces with other materials, or textures and colors. Hide or disguise wall fastening systems and seams. |
| 3.170 | Direct lighting away from public streets and adjacent properties (see 'Preserve Dark Skies' in Chapter 5). |
| 3.171 | When building a new facility, use a sensitive grading design that respects natural features and terrain (see 'Be Sensitive to Natural Landforms' and 'Be Environmentally Responsible' in Chapter 5). |
| 3.172 | Preserve as many mature trees on the property as possible (see 'Value Trees and the Landscape' in Chapter 5). |

GUIDELINES



Renovate buildings for modern use. This former factory built in the 1920s was renovated as a first-class office building.



Use earth materials excavated during grading to create landscape berms to buffer uses from adjacent properties.



Industries that produce a unique product (glass blocks in this example) can display the product in the building.



Limit the excessive use of chain link fence and barbed wire along scenic roadways.

GUIDELINES



Design the main building entry to reflect a traditional architectural style appropriate for the region.



Use landscape screening where necessary to block views of industrial buildings.



Apply texture to bleak facades.

GUIDELINES



Variations in building materials and colors, the use of awnings, and the placement of large glass windows at the entrance articulate the building and reduce the mass of the structure.



Add human-scale features to make large buildings pedestrian-friendly and visually attractive.

GUIDELINES



When little can be done to improve the aesthetics of an industry's functional areas, landscape buffering can soften the view., as shown in these BEFORE (left) and AFTER (right) photographic simulations of a manufacturing plant.

3.G: Roadway Corridors

Eliminate Visual Clutter

There are many scenic routes in the region. Some are officially designated (including Pennsylvania Byways, marked with the distinctive Mountain Laurel sign, and Route 6, which is promoted nationally with the slogan “Take the Scenic Route”). Other roads have no formal designation, but are equally scenic and should be considered in the discussion of visual quality.

Roads serve as tributaries to the region’s scenic character; thus, the protection of roadway corridors from view blockage, homogenized design, and unnecessary visual clutter is important. A passing motorist can clearly see the extent to which visual intrusions (e.g., unkept buildings, cellular towers, unsightly land uses, etc.) impact scenic quality.

The most common roadside clutter is excessive signage and billboards, communication towers and utilities, open storage, junk cars, unscreened surface parking lots, and strip commercial development. Visual clutter can lead to motorist stress and cause drivers to pass by a location instead of feeling invited to stop.

Determine Visual Sensitivity

Not all travel routes have the same level of visual sensitivity. Roads with low travel speeds allow longer viewing times and usually have higher levels of visual sensitivity than roads with posted travel speeds of 55 mph or greater. Even roads with high travel speeds, however, can be view sensitive. When making land use decisions on properties along or visible from primary public roadways, professional judgments must be made about the level of visual sensitivity and the need to enforce strict design requirements, or be more flexible.

Tourist routes leading to a town center or connecting two communities are just as visually important to the driver as the town centers and communities themselves.

Road to Town

Visitors desiring to stop in town to eat, shop, sightsee, or rest, do so most often when the town is visible from the roadway. When a town cannot be seen from the primary roadway, “visual isolation” occurs. For communities that are visually isolated and desire to attract more traffic for reasons such as economic gain from pass-by traffic, a simple, unobtrusive, and attractively designed welcome sign is recommended to be placed on the primary roadway.

Image of the Interchange

Interchanges on limited access highways can experience a unique set of aesthetic challenges. Typically, interchanges are popular and profitable spots for travel services (fast food restaurants, motels, and service stations). Usually, travel service businesses are constructed in prototypical corporate-driven architecture, which is not reflective of the region’s desired character or style. Also, unusually tall signs and bright lights are typically used to attract patrons.

By recognizing interchanges as visual entryways to charming communities beyond, measures should be taken to avoid the proliferation of visual clutter at interchange locations.



GUIDELINES

- | # | GUIDELINE |
|-------|---|
| 3.173 | If strip commercial or big box development is a visual concern from the roadway corridor, consult 'Strip Commercial, Big Boxes and Franchises' in Chapter 4. |
| 3.174 | If view blockage is a visual concern from the roadway corridor, consult 'Protect Scenic Viewsheds and Vistas' in Chapter 5. |
| 3.175 | If communication towers are visual concerns from the roadway corridor, consult 'Utility Towers' in Chapter 4. |
| 3.176 | If excessive lighting along roadways is a visual concern, consult 'Preserve Dark Skies' in Chapter 5. |
| 3.177 | Preserve existing trees along scenic road corridors to the greatest extent possible (see 'Value Trees and the Landscape' in Chapter 5). |
| 3.178 | Limit clearing and grading along scenic road frontages to the minimum necessary for safety, access and sight distance. |
| 3.179 | Do not block long distance views to town centers from approaching roadways (see 'Protect Scenic Viewsheds and Vistas' in Chapter 5). |
| 3.180 | Identify historic aspects of the route through signage or other means. |
| 3.181 | Encourage the ongoing maintenance of deteriorating or poorly maintained properties along visually sensitive roads. |
| 3.182 | Remove vacant, deteriorated buildings that are beyond repair when they become a clear safety hazard or visual nuisance. |
| 3.183 | Screen unsightly views from heavily traveled road corridors by landscaping, berms, walls, and/or fencing. |
| 3.184 | Do not use chain link or barbed wire fencing along roads unless there is no other viable option. |
| 3.185 | Reduce unnecessary signage to the greatest extent possible. Use smaller and fewer signs. Design signs to simply communicate the intended message, be compatible with the natural surroundings, and enhance instead of degrade views from roadways. |
| 3.186 | The use of billboards is discouraged. They have been found to lower surrounding property values, block views, and create hazardous distractions to motorists. The removal of natural vegetation and trees to accommodate the location of a billboard should be discouraged. |
| 3.187 | On roads that bypass a town center that wishes to attract visitors, place a simple, unobtrusive, and attractively designed identification and welcome sign on the primary roadway approximately 1 to ½ mile before the first available turn-off. |

GUIDELINES

- | # | GUIDELINE |
|-------|--|
| 3.188 | Limit the number of unrestricted access driveways along major roadways. Too many access driveways can lead to traffic tie-ups, accidents caused by constant turning movements, and the demand for road improvements to correct safety and congestion problems. Encourage shared driveways. |
| 3.189 | Consider the development of Access Management Plans for main roadway corridors that preserve the capacity of existing roadways and thereby reducing the need for roadway expansion to maintain levels of service. |

GUIDELINES



Preserve existing trees along roadway corridors.



Keep travel routes scenic and clear of unnecessary visual clutter.



Consolidate signage. Use fewer and smaller signs in a compatible style (as shown left).

GUIDELINES



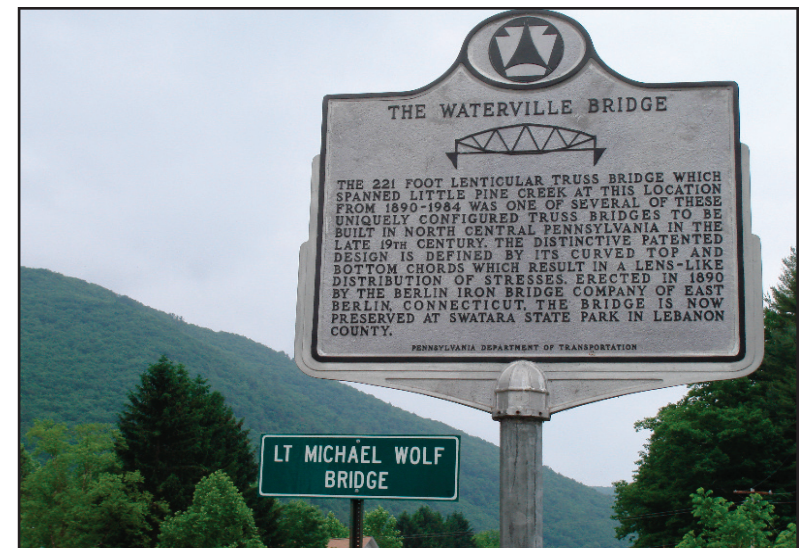
Assess road safety for passenger cars, trucks, and pedestrians.



Post slow travel speeds in areas of pedestrian activity.



Maintain original brick or cobblestone roadways.



Identify historic aspects of the roadway.

TOOLBOX

Technique 3-1

Create a List of Community-Specific Best Practices

Using this Design Guide, counties and municipalities should consider creating a tailored set of best practices and community character objectives specific to the land use settings, authentic qualities, and other physical elements of their community. For example, Guideline #3.20 can be tailored to read: “Remove vacant and deteriorated buildings along Canyon Road and Valley View Drive.” Guideline #3.97 can be tailored to read: “Restore historic Victorian storefronts along Bridge Street, between 1st and 4th Avenues.” By tailoring best practices, the guidelines are transformed into clear, specific, tangible objectives.

Technique 3-2

Define Authentic Qualities

This Design Guide covers a large, 12-county region and gives general direction regarding visual quality and community character. Each community in the Pennsylvania Wilds has its own unique mixture of land uses, cultures, histories, architectural styles, and environmental assets. Each community should define its special and authentic qualities. Only with a clear definition can community character be protected and enhanced. To define a community’s authentic qualities, identify the following:

1. Historic and architecturally significant buildings.
2. Predominant cultural or ethnic origins.
3. People or events of historical or social significance.
4. Core industries or other primary economic drivers in the past, present, or future.
5. Defining geographic or natural environmental characteristics.

Document the community’s authentic characteristics in the agency’s comprehensive plan or separate document. Refer to the list when assessing whether land use decisions, capital improvements, new construction, or alterations, additions, or renovations of existing buildings will preserve, enhance, or deter from the defining qualities of authentic character.



TOOLBOX

Technique 3-3

Transfer of Development Rights

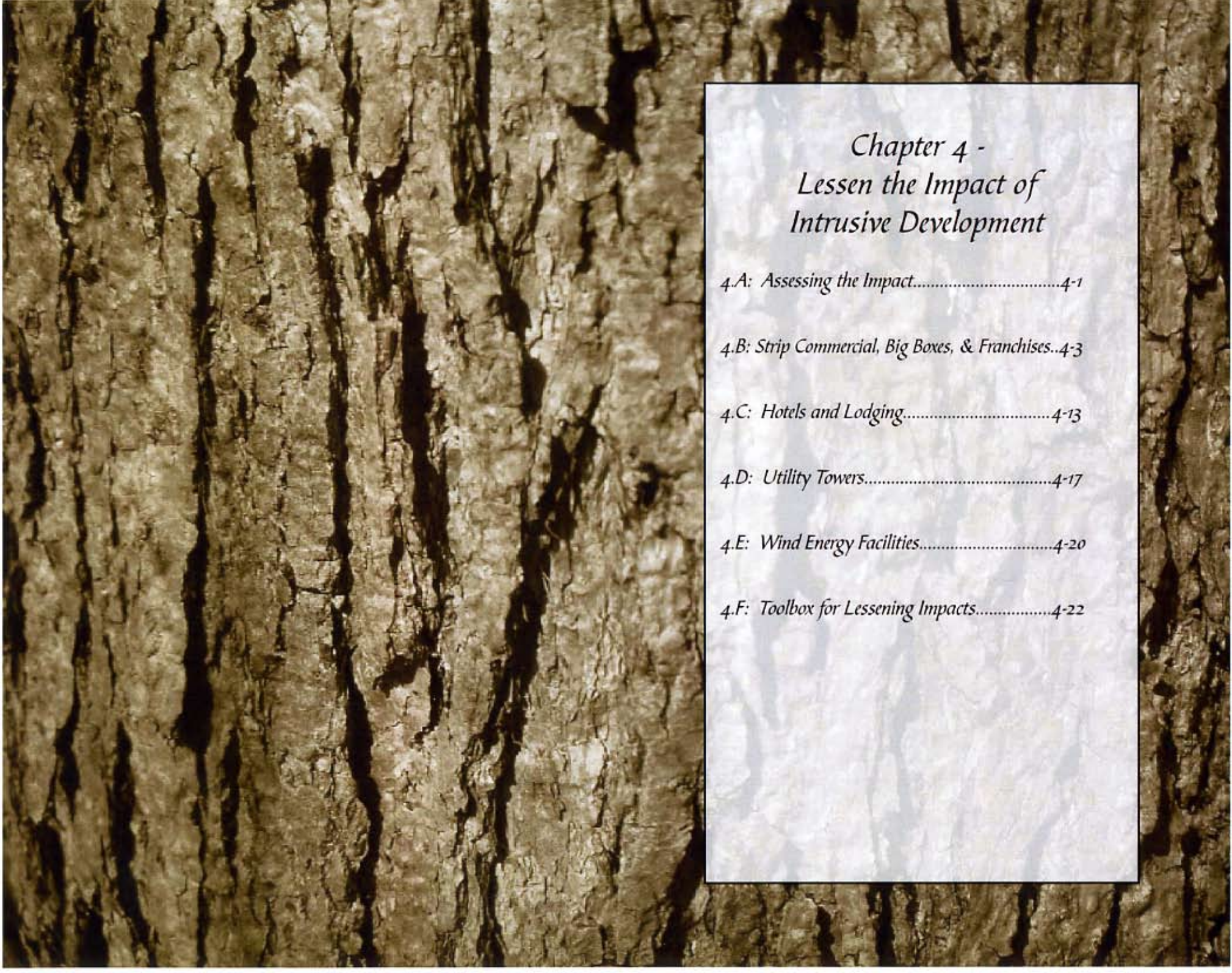
The Transfer of Development Rights (TDR) is enabled by Section 603(c)(2.2) of the Pennsylvania Municipalities Planning Code (MPC). When incorporated into and permitted by county or local municipal codes, it allows property owners to voluntarily transfer the development rights of one property to another property that is better suited for development. Municipal codes identify “sending zones” as areas desired to be conserved and “receiving zones” as areas that are most appropriate to handle growth.

In most instances, TDRs are pursued in order to preserve agricultural lands and other lands worthy of permanent conservation. TDR is a strong tool that communities can use to manage growth pressure and steer new development to appropriate locations. In accordance with Pennsylvania law, TDRs must occur within the boundaries of the same municipality, unless an intergovernmental cooperative agreement has been formed.

In a simple example, John would like to retire and sell his 200-acre farm to a developer, “cashing-out” his land for retirement. Municipal zoning allows one home per every ten acres (20 homes). Robert owns 50 acres of land near town and municipal zoning allows one home per every acre (50 homes). Using TDR, John can sell his development right (20 homes) to Robert, and Robert can then develop 70 homes instead of 50 on his property near town. The 200-acre farm would not be developed, and growth was directed to a logical location near town, eliminating “urban sprawl.”

TDR is a voluntary, market-based process and can be an effective tool for preserving land. For more information on TDR, refer to the *Supplemental User’s Guide*.





Chapter 4 - Lessen the Impact of Intrusive Development

4.A: Assessing the Impact.....4-1

4.B: Strip Commercial, Big Boxes, & Franchises..4-3

4.C: Hotels and Lodging.....4-13

4.D: Utility Towers.....4-17

4.E: Wind Energy Facilities.....4-20

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4.A: Assessing the Impact

Pressure to Homogenize

The 12 counties of the Pennsylvania Wilds have many desirable aesthetic qualities resulting in part from its unique combination of landforms, wild lands, forests, parks, waterways, dark skies, historic sites, and quaint communities. Guarding and nurturing these qualities through both proactive and reactive measures has been an ongoing effort for decades.

As the goals of the Pennsylvania Wilds Initiative are realized, outside interests wanting to capitalize on increased tourist activity and community growth may surface. With this interest may come pressure to site more communication towers and utilities, and to develop more stores and businesses that use prototypical “off-the-shelf” corporate building designs and arrangements.

Unappealing Duplication

Visitors come to Pennsylvania Wilds for a variety of reasons, but mostly to recreate outdoors, relax, and get away from the familiarity of their cities and towns.

The sight of conventional big box stores, mass-merchandisers, homogenous strips of retail commercial developments, franchised national chains, and hillsides littered with

communication towers and utility lines do not appeal to many traditional residents. They also do not appeal to the types of visitors that the region is attracting based on its eco-tourism and geo-tourism efforts. The appearance of these uses, if left undirected, may have a detrimental affect on the Pennsylvania Wilds Initiative and threaten the very essence of what makes the region a memorable place.

Visitors are drawn to the region to take part in one-of-a-kind experiences and to see sights that are not available in other parts of the country. They also come to experience the authenticity of traditional America and a small town culture. Visitors do not travel to the Pennsylvania Wilds to shop, dine, or sleep in the exact duplication of a building they can find in their hometowns. Row after row of indistinguishable retail landscapes are not desired by the region’s residents, and will detract, rather than attract, travelers.

Simple compliance with design standards will ensure that if national companies locate in the Pennsylvania Wilds, they do so in a manner that respects scenic quality, natural resource preservation, and community character of this special place.



From the appearance of the store, this McDonald's could be located anywhere in the United States, or even anywhere in the world.



National chains will conform to local standards if required to do so. This McDonald's in Crisfield, Maryland uses a traditional architectural style.

Welcome Investment

It is not the intent of the Pennsylvania Wilds Initiative or this Design Guide to deter private investment in the region. To the contrary, investment is welcomed within a set of design parameters to ensure that the region's positive visual qualities are protected. Well designed and carefully placed developments will be assets to the region, while poorly designed and placed developments could have the opposite effect.

Region-Wide Goals

To sustain stable regional economic growth based on eco-tourism and geo-tourism, municipalities must share common aesthetic goals and enforce them across the board. If it is easy for utility companies and developers of homogenized building designs to “jump the municipal line” or “slide over to the next town” where no aesthetic design standards are applied, the intent of this Design Guide may be lost. Standardization of the built environment, whether it occurs in one town or the next, will harm the region's character as a whole.

Every community in the Pennsylvania Wilds will need to make choices as development pressure ensues. Some communities faced with economic decline may feel a stronger urge to be lax on design standards in trade for short-term economic gains. Making development decisions with the goals of the Pennsylvania Wilds Initiative in mind, however, will provide a large benefit to the region as a whole, and in turn, to every community within.

This Design Guide challenges national merchants to “think outside the box” and to be more creative in their designs in response to community desires and environmental context.



Desired character of the Pennsylvania Wilds region.

4.B: Strip Commercial, Big Boxes, and Franchises

Costs and Benefits

Altering the exterior architecture plans for a standard, prototypical box store, strip mall, or franchise can often be done in simple ways. Most companies do not perceive design modification requests as barriers to development, provided they are practical and financially feasible.

Major retailers typically prefer to use their prototypes because they are less costly and the logistical details of construction have been worked out ahead of time. That said, they are almost always willing to work with local communities to gain approval for construction and the appreciation of community residents and future customers, if only they are asked.

In response to requests around the country, some retailers have designed region-specific prototypes. Target has four: Northwest/Mountain, East Coast/Traditional, Mediterranean and Rural/Agrarian. Recently, Wal-Mart introduced an Alpine design. In some settings, major retailers also are testing smaller versions of their stores. This shows a willingness on the part of national companies to respond to community concerns about appearance, context, and character.

“We’re more than happy to review design guidelines and see how we can incorporate them into the design of our stores... If there is a theme of the community, we strive to incorporate it. Little details are important because it draws a connection from our business to the community and ultimately the customer.”

Cliff Doxsee, Design Manager of Pennsylvania and West Virginia for Wal-Mart



The appropriate placement of a large retail store is just as important, if not more important, than its exterior design. This rendering of the Wal-Mart “Alpine” prototype includes some elements of the Pennsylvania Wilds rustic/wooded character.

Make Compliance Easy

It is surprising to note how often design modifications are not requested by local communities. There is a false perception that development companies are not agreeable to even discussing, let alone implementing, prototype modifications.

Keep in mind that exterior modifications to buildings do not change functions that occur inside. For this reason, exterior modifications on a building are often acceptable to companies if the requests are reasonable, feasible, and early in the process.

To make compliance with design standards easy:

1. Start a dialogue with applicants regarding façade appearances and design elements as early as possible, well before time-consuming and expensive engineering and design work is undertaken.
2. Give clear direction. An ambiguous request to “design the building better” lacks definition and gives no specific direction to the applicant. Instead, if this Design Guide or other clear design direction is given, applicants will know what is desired and be more responsive.
3. Review the range of available prototypes used by the merchant or builder, and work with a prototype size and shape as a starting point. If a standard prototype can be modified in exterior appearance, there will be more willingness to comply with design standards than if the design of an entire new building layout is requested.
4. Do not ask for façade modifications that will cause confusion to customers. For example, allow the visibility of distinguishing trademarks. At McDonald’s, customers expect to see the golden arches; at Target, the red bull’s-eye; and at Subway, the yellow and white lettering. Also, do not

request elimination or substantial modification of primary operating elements. Warehouse stores cannot operate without loading docks and service stations cannot operate without fuel pumps, for example.

5. Emphasize that exterior architecture that complements community character is most critical on building façades visible to the public under existing conditions and under all probable future conditions. Façades visible from public roads, trails, navigable waterways, historic landmark sites, and other visitor destinations are the most important to consider. If a building is freestanding on a street corner, all four sides should be considered. On the other hand, if a building is only visible from the front elevation, aesthetic enhancements can be limited to only that one side.

6. Seek understanding of the applicant’s economic realities. Design modifications of standard prototypes have the potential to cost more money, but should not be so overly economically burdensome that they cause abandonment of the project for reasons of economic infeasibility. Applicants may be able to offer design ideas that fit within their budgets and achieve the goals of this Design Guide.



GUIDELINES

#	GUIDELINE
Reuse Existing Buildings	
4.1	Encourage franchises and national chain stores to locate in historic buildings.
4.2	Consider the reuse of existing residential structures and other structures fronting heavily traveled roadway corridors for occupation by merchants and other businesses.
New Sites	
4.3	Establish firm limits on the permitted lengths of commercial strips. Instead of stringing a strip along the roadway, consider making it deeper and shorter.
4.4	Carefully evaluate the placement of new drive-thru restaurants, drugstores, banks, dry cleaners, etc. Do not locate establishments with drive-thru windows in areas with a high level of pedestrian activity.
4.5	Tailor the grading operation to save as many mature trees and natural features as possible (see 'Value Trees and the Landscape' in Chapter 5).
4.6	Do not site large structures on ridge lines or hilltops visible from public viewing areas unless they are sufficiently set back and/or screened by mature landscaping and vegetation (see 'Protect Scenic Vistas and Viewsheds' in Chapter 5).

4.7 Rather than using extensive grading to create one large pad, development on slopes should create smaller pads gradually terracing up or down hillsides. Do not force flat building pads in areas of steep slope (see 'Be Sensitive to Natural Landforms' in Chapter 5).

Roads and Driveways

- 4.8 Create a visually attractive streetscape. Plant tree borders along frontage roadways and provide a road buffer to soften the appearance of large buildings along roads.
- 4.9 Create a sense of entry or arrival at primary entryways into the development. Entry monuments, landscaping, specialty lighting and other design elements can be used to create this design effect.
- 4.10 Limit the number of unrestricted access driveway openings (curb cuts) along major roadways. Too many access driveways can lead to visual confusion and traffic congestion. Encourage adjacent parcels to share a single driveway whenever feasible.

Parking Lots

- 4.11 Soften the appearance of large parking areas with landscaping, berms, decorative walls, and other elements.
- 4.12 Divide large parking areas into smaller, separate lots dispersed throughout a site instead of "ganged" into one location.

GUIDELINES

#	GUIDELINE
4.13	Conceal parking if possible. Place parking lots at the rear or side of buildings rather than in the front.
Architecture	
4.14	Use a traditional architectural style appropriate for the region (see 'Theme: Architectural Styles' in Chapter 2).
4.15	Use the same architectural style for multiple buildings within a single shopping center.
4.16	Apply a harmonious and consistent architectural design style for building materials, colors, forms, roofs and detailing. This includes all in-line and freestanding buildings within a retail development as well as gasoline pump canopies and accessory structures.
4.17	Draw upon historical elements of the surrounding area to establish an overall design theme.
4.18	Convey a sense of timelessness and quality in the architecture. Trendy building designs are discouraged, as they can quickly go "out of style." Buildings should look durable and permanent, not temporary or makeshift.
4.19	Avoid uninterrupted, flat and monotonous building façades.
4.20	On large sites (five acres or more), vary the size and mass of multiple buildings in single projects. A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
4.21	On sites that include both large buildings and small buildings, incorporate architectural design elements and details such that the scale of the large building(s) appears compatible with that of the smaller building(s).
4.22	Avoid the use of smooth faced concrete block, tilt-up concrete panels, or metal siding as a predominant exterior building material on façades with high public visibility.
4.23	In general, earth toned and natural colors typical of the color palette found in the natural environment of the Pennsylvania Wilds are to be used as primary building colors. The use of warm tones with low reflectivity is recommended.
4.24	Do not use bold, bright, fluorescent, black, or metallic colors or large areas of bold and garish pattern (striped, polka dot, paisley, plaid, etc.) on the face of any building. Their limited use as accent colors or accent treatments may be appropriate depending on the design and location of the overall building.
4.25	Provide human-scale architectural features on establishments that market personalized service products (banks, salons, health care offices, etc.).

GUIDELINES

#	GUIDELINE
4.26	Emphasize pedestrian entries into buildings by using overhanging eaves, sloped roofs, or other defining architectural elements.

Roofs & Canopies

- 4.27 Use three-dimensional rooftops unless a flat roof is needed for functional purposes. If flat roofs are necessary, use parapets to conceal flat roofs from public view. Alternatively, define the top of the building with cornices or caps.
- 4.28 Design flat canopies (such as those associated with gas station bays) and their support columns to be complementary to the design of the primary building.
- 4.29 Avoid large roof elements that visually dominate other architectural building features. Break up rooflines by providing change in the roof height, form, or other articulations.
- 4.30 If metal roofs are used, apply a low gloss finish to reduce glare.
- 4.31 Screen mechanical equipment on roofs by parapet walls or other building elements.

- 4.32 Paint rooftop equipment to match the rooftop color, if the equipment is visible from higher elevations. Consider surrounding topography and public viewing areas on surrounding properties at higher elevations.

Windows

- 4.33 Install windows on building façades that face areas of high pedestrian activity.
- 4.34 Consider installing windows on large buildings to break up the appearance of blank walls.
- 4.35 Do not use mirrored or reflective glass.

Signs

- 4.36 In multiple tenant centers, use smaller and fewer signs. Consolidate directional signage in central locations.
- 4.37 On freestanding buildings visible from four sides, use strategic sign placement instead of overbearing the building with signage on all four sides.
- 4.38 Design visually appealing signs that are compatible with local character. Consider the use of wood or a wood block design style.

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 4.39 | Design signs to simply communicate the intended message. |
| 4.40 | Prohibit plastic, internally illuminated signs, particularly those that contain large bold lettering. |
| 4.41 | Do not design building elements to function as signage. The appearance of “franchise architecture” where the building functions as signage is not consistent with the desired character in the Pennsylvania Wilds. |
| 4.42 | Incorporate franchise or business design elements that are unique or symbolic of the particular business in an unobtrusive manner (logos, trademark symbols, etc.). These elements should be secondary to the overall architectural design of the building. |

Lighting

- 4.43 Direct lighting downward and away from public streets and adjacent properties (see ‘Protect Dark Skies’ in Chapter 5).
- 4.44 Restrict roof lights, exposed neon signage, colored lights, and illuminated building trims.
- 4.45 Use decorative light fixtures that are consistent with the architectural character of the building.

Outdoor Elements

- 4.46 Locate soda, water and other vending machines of a similar size inside buildings and out of open public view, as they are a source of visual clutter. Smaller vending machines, such as newspaper machines, are not as visually obtrusive and can be placed outside.
- 4.47 Consider the use of natural wood materials for outdoor patio covers and furniture, such as benches, tables, and trash receptacle covers.
- 4.48 Include publicly accessible outdoor spaces in large centers (such as a pedestrian plaza, park, pavilion or courtyard). A water feature, fountain, sculpture, or other art feature may be considered in lieu of a larger outdoor space.
- 4.49 Locate ground level mechanical equipment, utility boxes, storage and trash areas, and loading docks out of public view, or screen them with landscaping, berms, fencing and/or walls.
- 4.50 Do not use chain link fence in areas with public visibility unless there is no feasible alternative.

GUIDELINES



Apply quality design elements like stone to all visible sides of a building.



Incorporate wood accents.



Re-use residential structures located on busy streets.



Encourage national chains to assimilate into the community fabric in regard to location and signage.



Break up the mass of large parking lots. Wood rails, potted plants, and benches can be used.

GUIDELINES



Some prototype designs are appropriate for certain settings and require no modifications. The rustic design style used by Smokey Bones restaurants is fitting for wooded settings.



Use artfully crafted identification signs.



Use an architecture design theme that complements community character.

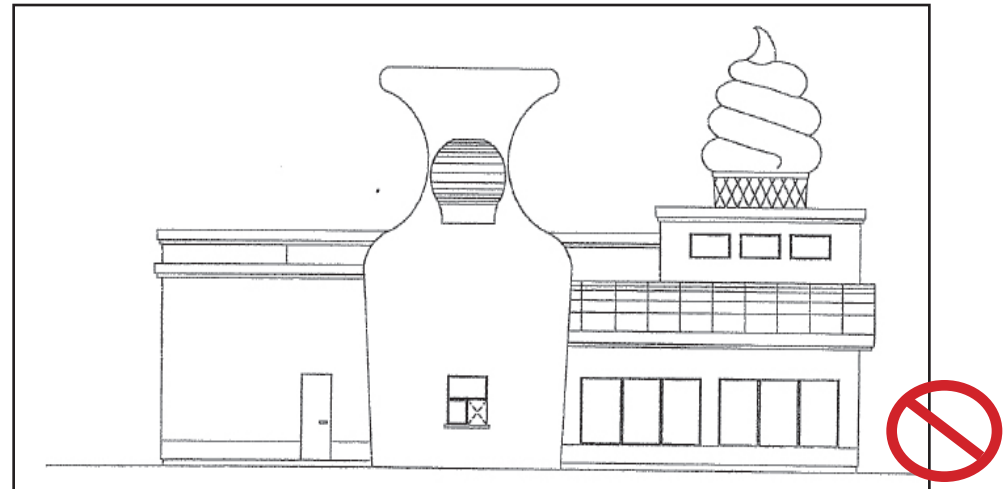


Install windows on building façades where there is a high level of pedestrian activity.

GUIDELINES



Outdoor seating areas are encouraged. The incorporation of this wood patio cover reflects the establishment's natural setting.



Strictly prohibit building elements that function as signage, like this proposed building designed to look like a milk jug and ice cream cone.



Minimize the negative visual impact of rooftops and large parking areas from surrounding higher elevations.



Three-dimensional roof forms are preferred; however, where flat roofs are used, define the top of the building with a cornice or cap as shown on this Home Depot.

GUIDELINES



Use landscape islands to soften large parking lots.



Attractively screen ground level mechanical equipment from public view.



Request that large retailers design exterior building facades in a traditional architectural style.



Use quality building materials and incorporate attractive and architecturally appropriate design elements on all four sides of freestanding structures.



Remove plastic, internally illuminated signs with bold lettering, and replace them with a sign type that reflects the character of the region.

4.C: Hotels and Lodging

Visitor Services

The design of hotels, motels, and other places of overnight stay requires special consideration because they provide such a personal service. The Pennsylvania Wilds Initiative is expected to draw in hundreds of thousands of visitors annually. With an increase in tourism will come increased occupancy rates and a potential increased demand for additional places of overnight lodging. The Lumber Heritage Region Management Action Plan noted that there are a low number of quality hotels in the region given the demand potential. Further, the Management Action Plan states that increasing the availability of visitor services will be a key issue in the ensuing years.

An important part of the overnight lodging business model is to understand the needs and desires of guests and to successfully accommodate them. Visitors to the Pennsylvania Wilds are primarily sightseers and outdoor enthusiasts. They come to the region to experience nature, outdoor experiences, local festive events, and small town charm. Considering this profile, historic residences and buildings are excellent choices for adaptation to hotels and inns. In new construction, the design of lodging facilities should reflect the community's historic roots and the natural character of the region's outdoor environment.

Authentic Experience

The recommendations in this Design Guide fuse the goals of the Pennsylvania Wilds Initiative to provide authentic experiences with the goals of the lodging businesses model to meet demanding guest expectations. By providing genuinely unique guest experiences, visitors will return to the region time and time again.

The business of providing guest services will be left to the lodging operator. This Design Guide focuses on principles that can be followed in building and site selection, orientation, and the exterior façade design.

"The graciousness and hospitality extended to guests of small historic inns enhances their experience. After an overnight stay, visitors sense the respect and love we have for our historic heritage."

Marcia Miele, Co-owner of The Peter Herdic Inn



This bed-and-breakfast inn reflects the desired character of the Pennsylvania Wilds region.

GUIDELINES

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| | <i>In addition to the guidelines listed below, please refer to Chapter 2 and Chapter 5. Many of the guidelines given in those chapters are applicable, and most are not repeated here.</i> | |
| 4.51 | Encourage places of lodging to locate in historic buildings or to renovate and use existing buildings. (Historic buildings are good candidates for full service hotels. Large farmhouses, cabins, Victorian homes, and homes of other traditional styles are good choices for bed-and-breakfast inns.) | 4.56 Enhance scenic views from common areas and guest rooms by positioning places of lodging in historic districts and/or open space areas rather than busy roadways. |
| 4.52 | Use a traditional architectural style and incorporate other regional thematic elements in the building design (see Chapter 2). | 4.57 Preserve as many mature trees and natural features on the property as possible (see 'Value Trees and the Landscape' and 'Be Environmentally Sensitive' in Chapter 5). |
| 4.53 | Draw upon historical elements of the surrounding area to establish an overall design theme. | 4.58 Use wood as a primary visual theme for decorative features such as porches, doors, window trims, stairs, etc., if appropriate to the architectural style (see 'Theme: Wood and Timber' in Chapter 2). |
| 4.54 | Consider the need for visibility. Places of lodging do not always have to be provided in highly visible areas. | 4.59 Avoid uninterrupted, flat and monotonous building façades. |
| 4.55 | Very carefully consider the appearance of lodging facilities located at highway interchanges. Interchanges are magnets for travel services and a collection of homogeneously appearing hotels, motels, and other travel services sets the wrong visual image for the region. These areas should be given a higher design consideration in a cumulative context. | 4.60 Use natural materials (wood, brick, stone) and earth toned and natural colors typical of the color palette found in the natural environment of the Pennsylvania Wilds on building faces. |
| | | 4.61 Provide human-scale architectural features at the entry such as small windows, shutters, covered porches, and outdoor seating. |
| | | 4.62 Use a three-dimensional rooftop unless a flat roof is needed for functional purposes. If flat roofs are necessary, use parapets to conceal flat roofs from public view. |
| | | 4.63 Design visually appealing signs that are compatible with local character. Consider the use of wood or a wood block design style. |

GUIDELINES

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| 4.64 | Direct lighting downward and away from public streets and adjacent properties (see 'Preserve Dark Skies' in Chapter 5). |
| 4.65 | Locate soda, water and other vending machines of a similar size inside buildings and out of open public view. |

GUIDELINES



Provide human-scale common areas that offer views to scenic landscapes.



Full service hotels are encouraged to renovate historic buildings to accommodate overnight guests.



Design guest lodges and cabins to be complementary to a wooded setting.



Use exterior architecture designs that complement the region's wooded, rustic character.



Unique residential homes are good candidates for bed-and-breakfast inns.

4.D: Utility Towers

Necessity or Luxury?

Wireless communication service availability is an issue of concern in the Pennsylvania Wilds. On one hand, communication is almost a necessity for businesses to stay competitive and for quick access to information. People of the 21st century almost unconditionally expect a consistent, operable coverage area.

On the other hand, the Pennsylvania Wilds, as its name implies, has many wild land areas and part of its appeal is that the region offers the opportunity to “get away from it all.” In the case of the Pennsylvania Wilds Initiative, relative geographic isolation is a blessing, not an inconvenience.

Technicalities

The Federal Telecommunications Act of 1996 was passed with the intent to provide fair access to communication services for every American, and to encourage the growth of technologies. Since then, companies have been aggressively building and expanding their networks. According to the Telecommunications Act, municipal governments cannot outright restrict communication towers, but they can be regulated.

In the wireless communication business, the goal is to serve the largest number of people with as few antennas as possible. Because a clear line of sight is needed for quality transmission, towers tend to be very tall in regions like the Pennsylvania Wilds with varied topographical conditions. Otherwise, more towers are needed to compensate for line of sight interruptions.

As tower siting has become more competitive and locations have become more restricted, towers seem to be springing up just about anywhere – on hilltops, along busy streets, in farm fields and parks, and even in residential neighborhoods and on churches.

Sensitively Place and Design

The visual presence of communication and utility equipment can interrupt scenic views and views of wide open sky. They also serve as reminders that the modern, hectic world is still out there, just beyond the horizon.

The decision of whether to pursue constant coverage or to allow communication “black holes” in the region is beyond the scope of this Design Guide. The recommendations provided herein serve as criteria that can be applied to assure that when present, these facilities have a minimal effect on scenic quality.



These cell towers are poorly placed and ruin a potentially scenic view.

GUIDELINES

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| 4.66 | Ensure that zoning codes address location criteria and permitting requirements for telecommunication towers that consider public health, safety, and welfare. Categorize wireless telecommunications towers as special use structures in zoning codes to subject them to more stringent review criteria. Without local land use control, towers can be sited almost anywhere. |
| 4.67 | Require the immediate removal of abandoned towers. |
| 4.68 | Reduce the visibility of communication towers and antennae to the highest degree possible. |
| 4.69 | Carefully weigh the advantages and disadvantages of having more towers of a shorter height that are less visible vs. a fewer number of tall towers that are more visible. |
| 4.70 | Do not place cellular service antenna sites in designated Historic Districts or on designated historic buildings unless no other alternative exists. |
| 4.71 | When cellular equipment is attached to buildings, conceal the equipment in a replica of a rooftop structure, such as a chimney, mechanical penthouse, flagpole, or church steeple. |
| 4.72 | Monopines (towers costumed to look like a tree) are not advanced enough in their design to appear natural. The use of monopines is not recommended unless they are of equal height of the surrounding natural tree canopy. Monopines soaring in height over the natural tree line look artificial and contrived. |
| 4.73 | Cluster towers to reduce their proliferation across the same service area. |
| 4.74 | Encourage the joint-use of towers by multiple service companies. |
| 4.75 | Where feasible, locate antennas on existing water towers, flag poles, street lamps, clock towers, church steeples, silos, or other appropriate structures to mask their visual dominance. |
| 4.76 | Do not permit towers to substantially extend in height above existing surrounding buildings or natural features of the landscape. |
| 4.77 | In forested areas, mount antennas on wooden poles that protrude only slightly above adjacent treetops. |
| 4.78 | Prohibit the placement of commercial messages, signs, and lights on utility towers and antennae except for required safety warnings and identification. |

GUIDELINES



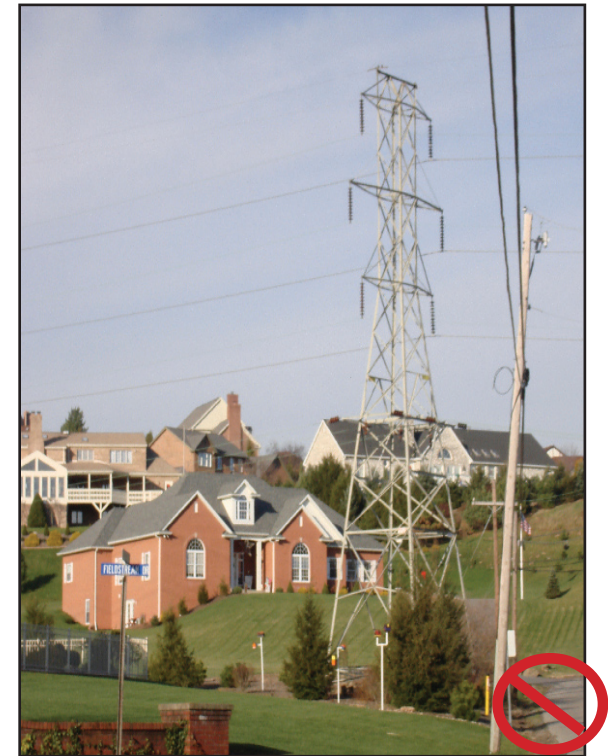
Screen utility sites by natural vegetation and tree canopies.



Conceal equipment on building structures.



Encourage joint-use of single towers instead of multiple towers.



Do not locate visually intrusive utility towers in residential neighborhoods.

4.E: Wind Energy Facilities

Clean Energy

The popularity of clean energy sources is increasing, due to the lowering of operational costs and increasing public concern about fossil fuel use and global warming. Wind energy has no air emissions, an obvious environmental benefit. As such, wind energy facilities and wind farms (fields of windmills) are being developed to capture wind energy.

Generally, wind turbines have four primary visual components: a tower, a rotor (blades), a nacelle, and a transformer.

Towers are most often constructed of tubular steel, which can be painted any color, and reach heights of over several hundred feet. On the top of the tower is a nacelle, which houses all of the turbine's mechanical components and connects with the rotor. The rotor consists of blades that are turned by the wind. The blades can vary in number and length. When the rotor spins, the diameter can reach to over 300 feet. At the base of the tower usually sits a transformer, which is connected to the substation by underground cables. Other visual components can include the electrical collection system, substation, meteorological towers that collect wind data, service roads, and connections to the regional power grid.

Wind farms generally need to be placed on high elevations in open fields to be effective. Therefore, they will always be somewhat visible and the opportunities to reduce their visual prominence are limited. Due to the height of individual turbines and the moderate to large size of most wind farms, screening with berms, fences, or planted vegetation will likely not be effective in reducing project visibility or visual impact. Regardless, by following the guidelines listed within this section, visual intrusiveness will be reduced to the greatest extent possible.



“The clean energy sector is one of the fastest growing parts of the U.S. economy and I am determined to put our state in the forefront of this coming economic renaissance.”

Governor Edward G. Rendell

GUIDELINES

#	GUIDELINE
4.79	Limit the number of overhead lines or above-ground structures required as part of the collector system. Place underground as many of the lines and as much equipment as possible.
4.80	Design all turbines in a single location to have a uniform appearance, speed, color, height and rotor diameter.
4.81	Prohibit or limit the use of exterior ladders and catwalks.
4.82	Design any operations and maintenance buildings to reflect the community's architectural style. If located in an agricultural area, for example, the maintenance building should resemble an agricultural structure.
4.83	Construct service roads at the minimum widths necessary. To the extent possible, use unimproved roads and mimic the appearance of farm lanes.
4.84	Keep artificial lighting to a minimum. Use downward directed lighting fixtures to minimize nighttime impact. Control substation lighting with a motion detector or switch.
4.85	If aviation warning lights are needed, comply with FAA guidelines requiring synchronization of flashing lights to reduce adverse visual impacts from multiple flashes of light and use only the minimum number of lights needed.
4.86	Paint the wind turbines a color that minimizes contrasts with the landscape and sky. White or off-white is recommended.
4.87	Do not attempt to camouflage the turbines to look like something else (trees, for example). This will result in an unnatural appearance and increase visual impact.
4.88	Require that facilities be well-maintained, clean, free of litter, and properly operated.
4.89	Require the immediate removal of above-ground elements from any facility that goes out of service.
4.90	Screen the substation facility with fencing, walls, landscaping and/or natural vegetation.
4.91	Use fencing materials that complement the landscape. Do not use chain link fence unless no other barrier option exists.

TOOLBOX

Technique 4-1

Conduct Design Review

When evaluating new construction or alterations, additions, or renovations of existing buildings, consider the structure's exterior design. Evaluate each building for its visual compatibility with the community's established character and palette of traditional architectural styles. Also consider visual compatibility with adjacent buildings. Evaluation criteria should include, but not be limited to:

- Building height, and building size and mass.
- Building placement in relation to surrounding buildings and properties.
- Architectural style.
- Exterior building materials, textures, and colors.
- Placement and style of doors, windows, chimneys, trims, porches, railings, and decorative accents.
- Roof pitch, material, and color.
- Sign placement, size, and design.
- Other exterior features (walls, fencing, lights, sidewalks, driveways, etc.).



Technique 4-2

Prepare Community Impact Study

The development of new, large retail commercial enterprises (particularly mass-merchandisers), has the potential to draw customers away from community businesses and jeopardize the vitality of traditional (town center) shopping areas. If enough business is drawn away, stores may close leaving vacant spaces that may not be reoccupied and fall into a state of disrepair. Long-term vacancies can be extremely harmful to community character and pride.

To determine whether or not this may occur, require applicants of large commercial enterprises to prepare a community impact study. This study takes the form of a thorough fiscal, economic, and retail market evaluation of the proposed new development and determines if the project would have the potential to contribute to physical deterioration within the

market areas it serves. If there are underserved retail demands or a strong demand for new services, the community impact may be positive. If the opposite is true, the community impact may be negative. Refer to the *Supplemental User's Guide* for more information.



TOOLBOX

Technique 4-3


Make Conscious Decisions Regarding Communication Towers

Several steps can be taken in each community so that citizens, businesses, and government bodies can make collective and conscious decisions about the visibility of communication towers. Consider the following strategies:

1. Update zoning codes to place height and setback requirements on towers. Although communities are banned from prohibiting the construction of wireless communication towers, control can still be exercised over their size and placement.
2. Educate residents and property owners about the pros and cons of locating communication towers in their communities. Encourage landowners to consider community character when deciding to agree/not agree to the placement of towers on their property.
3. Work with telecommunication companies to determine the best locations for towers. Scrutinize applications and consider alternative sites, co-location of antennas on existing towers, or attaching antennas to existing buildings, water towers, street lights, utility poles, church steeples, and even farm silos.
4. Enforce a provision for the removal of abandoned towers, as a condition of permit approval.



Consider the use of monopines (utility towers designed to look like trees) in wooded settings.



Chapter 5 - Complement the Landscape

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5.B: Be Sensitive to Natural Landforms..... 5-7

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5.A: Protect Scenic Viewsheds and Vistas

The preservation of scenic viewsheds and vistas is vital to maintaining the overall ambiance of the Pennsylvania Wilds. Relatively “untouched” vistas can leave a memorable mark in the minds and eyes of visitors and residents.

Scenic viewsheds and vistas are defined as areas within a field of panoramic view that contain scenic resources with a high level of visual quality. This considers overall character, condition, and quality of a scenic landscape or other visual resource and how it is perceived and valued by the public.

Scenic viewsheds and vistas include, but are not strictly limited to, views of:

- Scenic landforms, including canyons, ridges, and peaks;
- Lakes, rivers, streams, and their shorelines;
- Significant bedrock outcroppings or other unique geologic features;
- Forests and large stands of mature trees;
- Open expanses of agricultural landscape;
- Town centers from long-distance vantage points; and
- Visually prominent historic sites and resources.



Panoramic views of natural landscapes such as this viewshed seen from Hyner View State Park (Clinton County) are important to protect from visual degradation.



Public views of rock outcroppings provide a hint of the hidden treasures present in places like Bilgers Rocks near Grampian (Clearfield County) and Bear Town Rocks near Clear Creek State Park (Jefferson County).

Protecting Public Views

While it is difficult if not impossible for governmental bodies to assure the protection of scenic views from private property, the protection of views from public places should be carefully considered.

Views from public use areas is of the highest importance in any case, because people most frequently experience the visual quality of an area from public areas, such as roads, parks, trails, navigable waterways, historic landmark sites, and other visitor destinations. For this reason, aesthetics and scenic beauty as experienced from public viewing areas should be considered with every land development decision made in the Pennsylvania Wilds.

It is recognized that not all travel routes and public viewing areas have the same level of visual sensitivity. Municipal bodies will need to make professional judgments and classify the levels of visual sensitivity as experienced from their highways, roads, public trails, visitor destinations, historic landmarks, and shorelines. The greater the visual sensitivity, the more important it will be to control the design and placement of development in the visual foreground.

Keeping the overall goal in mind that scenic viewsheds and vistas should be protected from visual degradation and obstruction, three items should be considered when considering land use and development decisions in the visual foregrounds of these areas:

- The level of visual sensitivity;
- The extent to which the development would blend in or contrast with its surroundings; and
- The extent to which view degradation or obstruction could occur.

Protecting scenic views and preserving visually prominent natural features also can affect human behavior. Magnificent scenery and natural surroundings promotes respect for ecology. When people are awestruck by nature, their actions will become respectful of the environment.



GUIDELINES

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| 5.1 | County and municipal governments are encouraged to identify important scenic vistas and viewsheds in their comprehensive plans. |
| 5.2 | Apply the applicable design principles contained in this document to development and land use decisions in the visual foregrounds of scenic vistas and viewsheds. |
| 5.3 | Recognize and enhance the scenic qualities of long-distance views to town centers. Avoid view blockage and minimize unsightly appearances along roadways leading toward scenic town centers and community focal points. |
| 5.4 | Public views to scenic hillsides, ridges, peaks, and forests should not be blocked or obscured by intervening buildings, signage, or other obtrusive development. |
| 5.5 | Public views of agricultural landscapes should be preserved wherever possible as important contributors to the rural character of the Pennsylvania Wilds. County and municipal governments should encourage and support the ongoing operation and maintenance of farms that comprise all or part of a scenic agricultural landscape visible from public travel routes and other public viewing areas. |
| 5.6 | Exercise caution when positioning structures on the rims and slopes of scenic canyons and valleys to avoid hindering views. Carefully consider building height, orientation, materials, scale, and design. |
| 5.7 | Do not place structures on ridgelines or hilltops highly visible from public viewing areas unless they are not obstructive, sufficiently set back, and/or screened by mature landscaping and vegetation. In forested settings, select building materials that are complementary to the surroundings. |
| 5.8 | Screen unsightly views from heavily traveled road corridors and other public use areas by landscaping, berms, walls, and/or fencing. A passing motorist can clearly see the extent to which visual intrusions (unkept buildings, cellular towers, unsightly land uses, etc.) impact scenic quality. |
| 5.9 | Wireless communication towers and overhead utility lines can significantly diminish the quality of scenic views. Do not site these facilities in areas where the natural landscape is of high scenic value (see 'Utility Towers' in Chapter 4). |
| 5.10 | Development in the visual foreground of scenic vistas should be of low profile construction and use exterior building materials, forms, colors, and non-reflective glass that complement the environmental setting. Development should not dominate the appearance of the natural landscape. |

GUIDELINES



Maintain long distance views across valleys.



When development occurs, encourage low-profile development that does not draw attention away from scenic landforms.



Provide opportunities for enjoyment of scenic resources.



Limit the potential for view blockage by using deep setbacks.

GUIDELINES



Protect scenic views seen from primary travel routes.



Development along the shoreline of the Allegheny River in Warren County appears non-intrusive. Buildings are low in profile and allow views of the distant hillside. Rooftops appear shorter than the natural tree canopy. Note how the color palette used on the buildings is complementary to the natural foliage colors of autumn.

GUIDELINES



Protect views of town centers from approaching roadways, such as this one of Punxsutawney from Route 119, as such views are considered scenic.



Avoid placing blank building walls on hilltops unless they can be screened.



Billboards and utility lines can ruin views from a public roadway.

5.B: Be Sensitive to Natural Landforms

Protecting the Natural Landform Character

This Design Guide promotes the retention of natural landforms and the use of sensitive grading and building techniques.

Protecting landform features such as peaks, ridgelines, hillsides, steep slopes, and canyons will strengthen visual experiences and create a higher quality image of the region.

Wooded hillsides and slopes not only provide aesthetic value, but also provide ecological and recreational benefits. As such, when development is proposed on steeply sloping terrain, there is a greater chance for public health, safety, and welfare to be compromised.

For example, hillside development can cause landslides, rockfalls, and increased erosion and the transport of sediment and urban pollutants to streams and water supplies. In addition, hillsides and canyons overcome with development quickly lose their appeal to residents, visitors, and recreational enthusiasts such as hikers and backpackers.

For these reasons, proposals to place new development on steep slopes or to modify landforms should be more carefully scrutinized

than development on flat properties with little topographic relief.

Although it would be fantastic if every scenic peak, ridgeline, hillside, steep slope, and canyon in the region were preserved, complete preservation is often not practical or realistic due to private ownership patterns and property rights; therefore, the guidelines in this section are provided to limit, as much as possible, the impact of grading and landform alteration.

As part of nearly every new land use, roadway, or infrastructure project, some amount of grading will be necessary. The degree of acceptable landform alteration will need to be evaluated on a case-by-case basis and will vary for different land use types and locations.

In every situation, however, the primary objective is to protect the natural landform character and reduce environmental and visual damage. This is important from an aesthetic perspective because if scenic hillsides and canyon slopes become developed, or if undulating topography becomes replaced with manufactured slopes that look engineered and artificial, a defining element of the region's natural backdrop will be lost.



GUIDELINES

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| 5.11 | Retain unique landforms in their natural states, especially those of high scenic value. Guide development, grading, and ground disturbing activities to flat sites or hillside areas with no or low visibility from public viewing areas. |
| 5.12 | When grading occurs on a property, the appearance of the graded landform should reflect a natural condition and blend with surrounding natural topography. Consider topographic elevation, relief, visual character, and slope gradient. Use landform contouring techniques so that grading appears to blend with the surrounding natural terrain. |
| 5.13 | Avoid long, continuous manufactured slopes that have hard edges and sharp, angular forms. |
| 5.14 | Round and blend the toes and tops of manufactured slopes with the adjoining natural topography to create a more natural appearing slope. |
| 5.15 | When grading occurs on flat or gently sloping properties, minimize earthwork quantities to a small volume. Building pads should not be noticeably raised above existing topography, unless required in response to engineering constraints. |
| 5.16 | When grading occurs in steep terrain, limit the acreage of ground disturbance to the smallest possible extent. The extent of hillside scarring is of greater concern than the total earthwork quantity. |
| 5.17 | Do not force flat building pads in areas of steep slope. Doing so can destroy an area's topographic character, as well as create safety hazards like rock fall and landslides. |
| 5.18 | Rather than using extensive grading to create one large pad, development on slopes should create smaller pads gradually terracing up or down hillsides, which produces smaller slopes that are more easily revegetated, visually less obtrusive, and more suitable for slope contouring and blending. |
| 5.19 | Transition finished floor elevations and parking areas with the natural property grades whenever feasible. |
| 5.20 | Where retaining walls are necessary, face them with local stone, wood, or other earth-colored material so that they blend with the natural surroundings. Plantable walls also are encouraged. |
| 5.21 | New golf courses should be sensitively designed and weaved into the natural topographic character of the landscape. |
| 5.22 | Construct new roads to minimize disturbance to the natural topography caused by excessive cuts and fill. Road alignments should be designed to cross contours at angles to reduce landform disturbance and visibility. Where feasible, wind and curve roads with the natural terrain to help retain the appearance of an undisturbed, rural landscape. |

GUIDELINES



Specifically design buildings foundations for hillside development as opposed to recontouring the hillside to accommodate flat land building designs.



Site new development sensitively into the natural topography.



Minimize earthwork quantities on flat sites to retain views of distant hillsides.



Engineer roads to follow natural contours to reduce extensive alterations.



Avoid long manufactured slopes with hard edges.

5.C: Preserve Dark Skies

A dark night sky is a natural resource that is worthy of protection with equal weight as other natural resources like plants, animals, water bodies, and landforms. The Pennsylvania Wilds currently enjoys a dark nighttime sky. Astronomers and stargazers flock to areas such as Cherry Springs State Park in Potter County, which is officially designated as a Dark Sky Park and is promoted as one of the best places on the east coast to practice astronomy. Dark skies not only attract stargazers, but also tell the story of a nighttime environment unaltered by the hand of man.

Communities working towards preserving their dark skies can become an official “Dark Sky Community.” Contact the International Dark Sky Association at www.darksky.org for more information.

Turning night into day by the simple flip of a switch is rarely given a second thought in today’s 21st century society. Excessive artificial lighting has been shown to negatively affect natural human sleep patterns and harm wildlife species, especially nesting birds and animals that move nocturnally.

Light pollution causes a glow in the nighttime sky, often called “sky glow.” Sky glow is produced by glare, light trespass, and up-lighting caused by excessive over-lighting, and by lights that are misplaced, misdirected, and/or not properly shielded. Too much artificial lighting can overcome the night sky and reduce the visibility of stars and other astronomical features. Excessive use of artificial lighting also wastes energy and is not respectful of Pennsylvania Wild’s desire to be admired as a region that respects environmental resources.

The purpose of these guidelines is threefold: one, to limit the adverse impacts that artificial lighting is known to cause to wildlife and humans; two, to protect regional character and quality of life; and three, to continue attracting stargazers and astronomers as part of the regional tourism effort. By promoting the ability to view the dark nighttime sky and by limiting the affects of sky glow, low light level conditions will be maintained that are inherently characteristic of rural and mountainous areas.

“Municipalities need to enact lighting ordinances before they are needed, not when a developer submits a plan to a municipality. Lighting ordinances are involved with the health, safety, and welfare of the public, issues for which municipalities have responsibility.”

Stan Stubbe, President of Pennsylvania Outdoor Lighting Council (POLC)



The dark night sky is a mystical natural resource worthy of protection.

GUIDELINES

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| 5.23 | Incorporate outdoor lighting regulations into zoning, subdivision and land development ordinances. (Model ordinance text is available from the Pennsylvania Outdoor Lighting Council.) |
| 5.24 | Provide outdoor lighting at the minimum quantities and brightness levels necessary for safety, security and the enjoyment of outdoor living. |
| 5.25 | Avoid excessive lighting and sources of direct and indirect glare. Consider winter conditions and the potential for light to reflect off snow and cause glare and glow. |
| 5.26 | Provide street lights only on roads with high traffic volumes and in town centers and densely populated areas. Rural areas do not necessarily require street lights. |
| 5.27 | Limit the use of reflective building materials on structure façades to reduce the potential for glare from sunlight and artificial light sources, including vehicle headlights. |
| 5.28 | Do not light billboards. If lighting is necessary, light signs softly from the top. Install timers to turn off billboard lights during late night hours (when there is little traffic). |
| 5.29 | Light building identification signs from the top. |
| 5.30 | Limit lighting of pedestrian walkways to that necessary for public safety. |
| 5.31 | Prohibit brightly flashing lights and signs that give the illusion of movement, as they can not only cause light pollution, but also create distractions to drivers. |
| 5.32 | Main street and pedestrian area lighting should be human-scale (10-15 feet high). |
| 5.33 | Use opaque covers on lighting fixtures to reduce the brightness and glare of the light bulb. |
| 5.34 | When selecting exterior lights, choose fixtures that are fully shielded. Shielded light fixtures control light output in order to keep the light shining in the intended area and from “spilling over” onto areas that are not necessary to light. |
| 5.35 | Do not over-light retail commercial and business areas. A good lighting design will be subtle and soft, while still making outdoor areas feel secure without causing light pollution. |
| 5.36 | Avoid bright sources of artificial light that are not opaque or fully shielded. During building renovation projects, these undesirable types of light fixtures should be replaced. |
| 5.37 | Encourage retail commercial stores, businesses, schools, parks, and municipal service buildings to turn off or dim their exterior lights and parking lot lights after business hours and/or when not in use. Lighting during non-business and non-use hours should be limited to that necessary for security. |

GUIDELINES

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| 5.38 | Lights on a timer or motion-activated lights are encouraged to reduce the amount of time lights are operating. |
| 5.39 | Fully recess or fully shield canopy lights, such as service station lighting to ensure that no light source is visible from or causes glare on public roadways or adjacent properties. |
| 5.40 | Consider the necessity of illuminating flags. In most cases, it may not be appropriate or necessary to light a flag at night. When lighting occurs, use shielded and down-directed lighting options mounted near the top of the flagpole. |
| 5.41 | Night lighting of sports fields (baseball, soccer, football, tennis, etc.) is a significant source of light pollution and is not recommended. If installed, lighting of sports fields should be well shielded or fully shielded to reduce the spillage of light beyond the areas of play. Direct up-lighting is discouraged. |
| 5.42 | Angle floodlights so that they are not directed into the air more than about twenty-five (25) degrees, measured from the ground to the center of the light bulb. |
| 5.43 | Prohibit the use of sweeping laser or searchlight beams. These types of lights are typically projected high into the sky, are visible for many miles, and serve no practical purpose other than to attract attention. |
| 5.44 | Prohibit lights on communication, navigation, radio, and water towers unless a light is required by Federal Aviation Administration (FAA) regulations for aircraft safety, or as required by another agency for safety reasons. |

GUIDELINES



Streets with a low level of traffic don't need any lighting at all.



Avoid these types of fixtures, which are neither shielded nor opaque and represent sources of light pollution.



Use downward directed gooseneck lights.



In pedestrian areas, use decorative, human-scale lighting, and use opaque shades.

GUIDELINES



Reduce brightness and glare of the light bulb by using opaque covers such as the one shown here.



Light pathways by a series of downward directed lights that limit light spillage beyond the pathway.



Although this light is not cast downward, the bulb is enclosed by an opaque cover, which reduces brightness and glare.

5.D: Value Trees and the Landscape

The Commonwealth's forest product industry generates over \$5 billion annually; clearly, this important industry requires the cutting of trees.

Many conservation laws are in effect to regulate and mitigate the adverse environmental effects of logging. The Pennsylvania Bureau of Forestry implements a Forest Stewardship Program and Forest Legacy Program, both of which promote responsible forest management practices. In addition, the Bureau of Forestry implements a certification program under the national Forest Stewardship Council (FSC) that meet international standards for sustainable practices and forest stewardship. Responsible forest management is strongly supported by this Design Guide.

The region's forests, trees, wetlands, and diversity of plant life are important visual, as well as ecological, features of the landscape. Mature trees, old grove forests, shrubs, understory, and other vegetation not only contribute to the medley of visual pattern, but also provide environmental benefits such as filtration of pollutants from water, production of oxygen, protection from wind and rain, reduction of erosion and sedimentation, and provision of habitat and food for an array of wildlife species.

When vegetation is removed, or when mature trees are cut down and replaced by saplings, the various benefits of a mature and diverse landscape are diminished.

In the Pennsylvania Wilds, retention of mature forests and trees should occur wherever possible, as they are a visual symbol of the region's lumber heritage and reinforce thematic elements of the native landscape. This Design Guide discourages the widespread and careless removal of mature trees and vegetation beyond defined areas used responsibly by the timber industry.

“We want to preserve the beauty and economic potential of our forests, provide recreational opportunities for our residents and visitors and harvest our timber responsibly to create jobs.”

Governor Ed Rendell



The Cost of Tree Removal

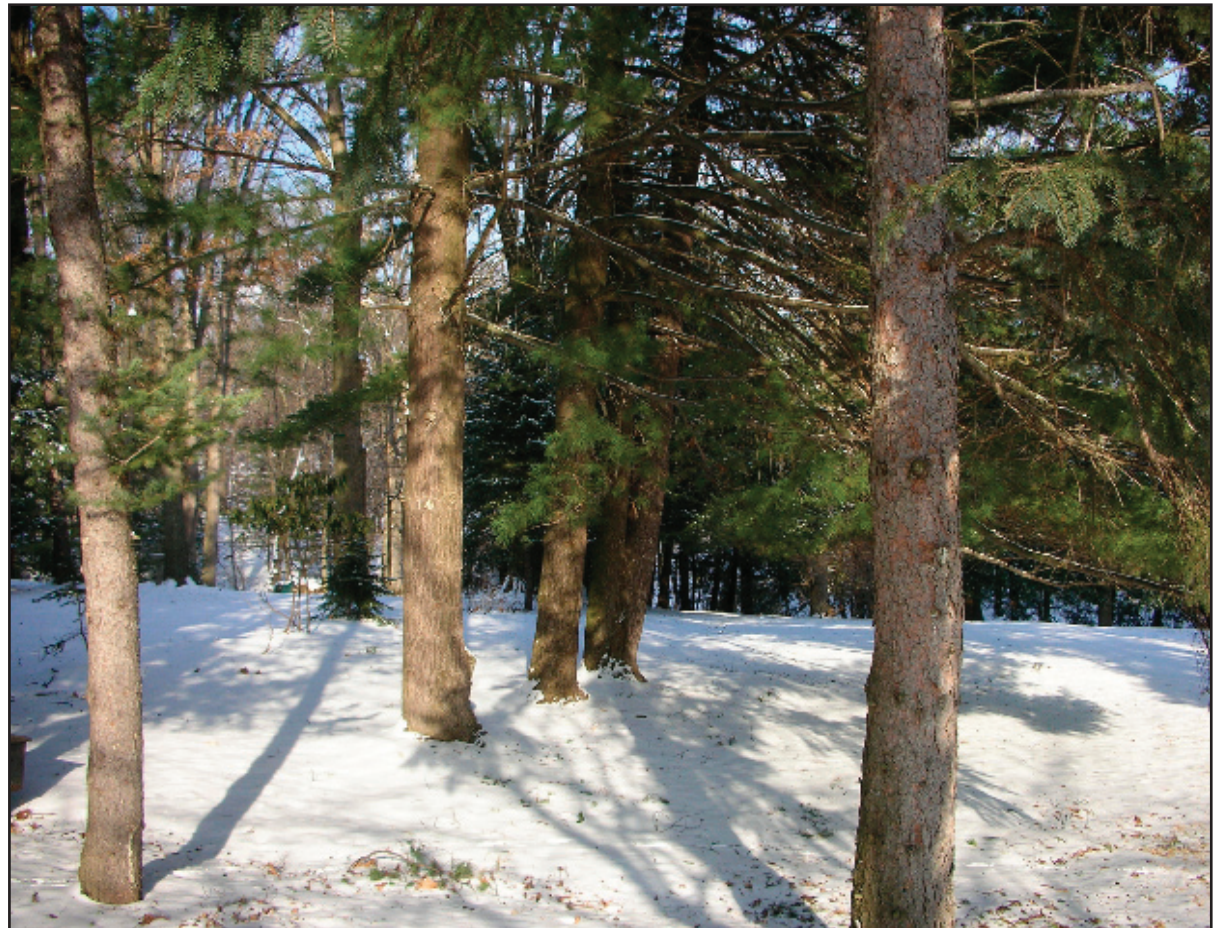
The location and health of mature trees and vegetation should be carefully considered as part of land use and development decisions. Uncontrolled and careless removal and cutting of trees, particularly on steep slopes and along stream corridors, can result in increased municipal costs to control drainage, soil erosion, and water quality.

Tree removal also can deteriorate property values, decrease soil fertility, restrict recreational opportunities, reduce wildlife habitat and movement, and leave land unsuited for its most appropriate use – nature.

“Pennsylvania’s state forest represents one of the largest expanses of public forestland in the eastern United States, making it a truly priceless public asset.”

State Forest Resource Management Plan

During land development and construction projects, healthy mature trees and vegetation should be preserved to the maximum extent possible. When installing new landscaping, plant materials that are native and naturalized to the region should be selected for use. Not only will the new plant materials be more visually compatible with the natural landscape, but they also will have ecological needs for water, sunlight, nutrients, etc. that are suitable for the climate and soil type.



A large part of the Pennsylvania Wilds’ environmental and cultural heritage is held in its trees.

GUIDELINES

- | # | GUIDELINE |
|------|---|
| 5.45 | Provide education on sustainable forest practices administered by the Pennsylvania Bureau of Forestry. |
| 5.46 | Retain forests and the size of forest tracts by prohibiting premature harvesting of trees, forest fragmentation, and conversion of forests to non-forest uses. |
| 5.47 | Maintain the visual landscape and economic benefits of “working forests” by requiring that lands harvested for timber always be reforested. |
| 5.48 | Discourage the removal of trees and natural vegetation on steep slopes, ridgelines, and at the edges of waterways and wetlands, especially in areas that are scenic or in prominent public viewsheds. |
| 5.49 | Retain tree groves adjacent to heavily traveled public roadways to reinforce the wooded character of the Pennsylvania Wilds and enhance the driving experience. |
| 5.50 | Maintain and prune mature trees as needed in town squares, public parks, and other gathering areas where trees are valued as public assets. Replace any dead or dying tree with an appropriate size and species. |
| 5.51 | Retain mature trees and plant visually prominent trees along main streets, focal point streets, and streets with formal sidewalks. |
| 5.52 | Retain tree canopies along streets, especially at entry corridors. |
| 5.53 | When grading occurs for land development projects, save as many mature, native healthy trees as possible. Install tree protection markers or fences during construction along wooded edges, and around stands of trees or individual trees that are intended to be saved (be sure to include the tree’s root zone). |
| 5.54 | If mature trees will be removed during construction projects, consider tree relocation as a viable option instead of clear cutting. The relocation of mature trees can increase property values and provide greater shade and visual screening than young saplings. |
| 5.55 | After land clearing or grading for construction projects, revegetate areas not developed as quickly as possible. |
| 5.56 | When landscaping projects are undertaken adjacent to naturally wooded areas, plant trees and other plant materials in random, natural patterns to emulate the natural condition. This provides a better blend at development interfaces. |
| 5.57 | Incorporate existing native trees and vegetation into the design of new development projects. |

GUIDELINES

- | # | GUIDELINE |
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| 5.58 | Never plant non-native, invasive plant materials immediately adjacent to natural landscapes. Non-native plants can be appropriate for some applications (e.g. formal entrances, herb gardens, yards) but available materials and cultivars are not always well described. Consult with a person or entity with botanical expertise during the design of projects that require plantings. |
| 5.59 | During the installation of new landscaping, use plant materials that are native and naturalized to the region. Not only will the new plant materials be more visually compatible with the natural landscape, but they also will have ecological needs for water, sunlight, nutrients, etc. that are suitable for the climate and soil type. |
| 5.60 | Use hardwood trees in landscaping projects in more densely forested parts of the region and in areas that capitalize on timber industries and tourism from lumber heritage promotion. |
| 5.61 | Consider the four-season climate to provide a high-quality year-round visual appearance of landscape materials. A palette of plant materials should be selected that will look nice all year long. By mixing deciduous trees with evergreens, more visual interest will be provided regardless of the season. With improper plant selection, winter landscapes can appear lifeless and distressed. |

GUIDELINES



Retain mature trees in public parks.



Preserve treelines along scenic roads.



Consider the four-season climate when landscaping.



Retain mature trees between homes to provide visual relief and shade.

GUIDELINES



Compare trees in these two town centers. The young tree on the left is undervalued by the pedestrian, while the mature trees on the right appear stately and respected.

GUIDELINES



Value trees for their visual appeal.



Trees create an impressive backdrop behind this home.



Preserve mature trees around construction sites. The trees provide visual screening, shade, erosion control, and wildlife habitat.



Retain trees or relocate trees during construction to screen newly constructed homes from the roadway. The homeowner has enhanced the landscape by planting another row of younger trees in front.

5.E: Be Environmentally Responsible

Environmental Responsibility

In today's 21st century society, most people agree that the world needs to be more environmentally responsible. Reports of water contamination, oil spills, ozone depletion, global climate change, toxic air emissions, and full landfills drive the population to become more environmentally conscious in everyday lifestyle choices.

"The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people."

Pennsylvania Constitution; Article I, Section 27

A tremendous opportunity exists to consider the natural environment in all future land use and construction decisions made in the Pennsylvania Wilds. When environmentally responsible design practices are used, buildings are more thoughtfully placed, designed, constructed, and retrofitted in an environmentally sensitive manner. Environmental impacts of the construction process and over the life of the buildings also are minimized.

In the design of a large-scale development or in site-specific design, it is important to consider the property's environmental resources and to properly designate areas for development vs. areas to retain as natural open space. In building construction, the architect should consider design elements that reduce energy needs and building materials that made from renewable and recycled materials.

Every piece of property in the Pennsylvania Wilds can contribute something positive to the region's compilation of ecology, economy, and visual character. When property is preserved, it contributes to all three aspects. When property is developed, it also can contribute to all three aspects.



"A good site designer or architect can strike a balance between development needs and environmental sensitivity."

Firouz Ghaboussi, T&B Planning

Think Cumulatively

A healthy natural ecosystem is geographically wide and varied. As such, the environmental and visual sensitivities of a site must consider surrounding contexts.

A cumulative analysis is conducted by looking beyond the boundaries of the property and the municipal jurisdiction, and taking into consideration other contributing factors to a collective impact on the natural resource. The environmental effects of past projects, other approved projects, projects under construction, and probable future projects should all be considered.

For example, building one house on a steep slope may not seem significant when evaluating a single property in isolation. However, the extent of visual change to the natural appearance of that slope may be substantially compounded or increased if a series of other homes were built on other surrounding parcels. The construction of that one home also may induce the development of other properties that may have not otherwise developed. For these reasons, it is very important to think cumulatively.

Protect Forests, Nature Parks, and Wild Areas

There are over two million acres of public lands in the Pennsylvania Wilds that provide wildlife habitat, clean water, fresh air, timber industry wood resources, recreational opportunities, scenic views, and places to enjoy nature.

Most of the Commonwealth's publicly owned lands are in state parks and forests. In addition to recreational opportunities and working tree farms, public lands also contain designated Conservation Areas, Natural Areas, and Wild Areas that are managed by DCNR to allow little or no human intervention.

The placement and design of land development and construction projects on properties surrounded by or located on the borders of these lands must consider their environmentally sensitive neighbor – Mother Nature.

The most important items to consider when making land use decisions on the borders of these areas are: a) detriments to the forest's scenic qualities as viewed by the public, b) forest fragmentation or the potential to encourage fragmentation, and c) indirect environmental impacts such as exotic plant species invasion, water runoff, artificial light intrusion, and human trespass.

Protecting forests, nature parks, and wild areas from the ill effects of fragmentation and disruptive development is vital to the environmental and scenic integrity of the Pennsylvania Wilds.



Consider the cumulative effect of development.

Consider the Value of Natural Resources

When contemplating the development of any previously undeveloped site, give consideration to the natural resources that exist on the property and the values that would be accrued from protecting them.

Conserving sensitive natural resources achieves the following benefits:

- Increased scenic quality.
- Conserved visual resources.
- Protected water quality and quantity.
- Protected functions and values of ecological systems.
- Protected wildlife habitats and movement corridors.
- Protected agriculture lands.
- Reduced forest fragmentation.
- Preserved historic sites and resources.

Development should work around natural features rather than be imposed on them.

Except for resources that may be isolated (like an historic building) conserved areas provide the greatest scenic and ecological benefits when they are connected to other conserved areas on-site or off-site. Isolated blocks of preserved open space surrounded by development do not retain the same scenic or biological values as large connected blocks. Small blocks of open space may be viewed as undesirable vacant lots as opposed to valued resources. Small isolated blocks also experience edge effects on all four sides, and are cut off from interlinked systems that promote healthy biodiversity.



Homes in this residential subdivision were concentrated in areas of low environmental sensitivity, preserving the natural slope and drainage area, around which a community trail was placed. Use bio-filtration techniques and clustered development to ensure that important environmental resources are protected.

Use Natural Solutions

Natural systems should be used to the greatest extent possible to minimize negative environmental effects caused by the human-built environment. In many cases, natural systems are more cost effective and more visually pleasing than traditional engineering solutions.



For example, grass channels can be used along roadways instead of curbs and gutters to filter and convey runoff. Topographic landforms can provide natural buffers between development and open space to limit impacts of noise and artificial light. Rainwater can be captured and reused for landscape irrigation. Runoff from lawns can be filtered by rain gardens instead of being immediately directed to storm drains. The list goes on and on.

There are many sustainable engineering and design solutions that respect natural environmental conditions and enhance

visual appearances. Each solution needs to be tailored to the particular conditions of a particular property or project. Design professionals such as engineers and architects should be encouraged to explore such solutions and incorporate them to the extent feasible into development and construction projects.

Use Natural and Locally Produced Products

Transportation of building materials is costly in both energy use and pollution generation. Builders are encouraged to use locally produced materials such as local hardwoods. Lumber should only be used, however, from certified well-managed forests. (Also see Chapter 3 regarding use of wood as a thematic element). Brick is also an appropriate building material that is made from an abundant resource (clay), and the production process is relatively free of harmful by-products.



The American Institute of Architects notes that specifying materials and products from local or regional sources has many beneficial results, including:

- Stimulates the local economy.
- Reduces the pollution caused by transportation from distant sources.
- Increases the availability of local and regional environmental materials and products.
- Encourages the formation of local or regional environmental businesses.
- Promotes the awareness of the origin of the materials and products.



Creative use of on-site materials and other materials locally available also will enhance the visual identity of the Pennsylvania Wilds. For example, rocks found on a site can be used to build retaining walls, walkways, and benches.

Conserve Energy

In building construction, reducing energy loads of heating, cooling, and lighting systems can produce several economic and public health benefits. Also, using non-toxic, renewable or recycled-content materials also can conserve energy and protect the environment. Water conserving technology also has advantages.

Recent advances in “green building” have been shown to result in long-term economic benefits over the life-time of building operation. The shift to new, environmentally sensitive building practices would position the Pennsylvania Wilds as a leader in environmental sensitivity.

As energy conservation is not directly related to visual character, the discussion of energy conserving principals in this Design Guide is limited. Counties and municipalities should, however, encourage the use of building techniques that conserve energy and reduce reliance of fossil fuels.

The Leadership in Energy and Environmental Design (LEED) program is a collaboration between the U.S. Green Building Council, the Congress for the New Urbanism, and the Natural Resources Defense Council. LEED principles and techniques are commendable and should be considered in the Pennsylvania Wilds.



Utilize Energy Star appliances.

Mitigate Environmental Impacts

If a development or construction project is determined to have a measurable, negative environmental effect, impacts should be mitigated. The determination of whether a project will have a significant environmental effect requires careful judgment, based to the extent possible on scientific and factual data.

A mitigation measure is a strategy taken to reduce or eliminate a project’s expected environmental damage. **Mitigation must have a direct nexus or correlation to the level and nature of the impact.**

It is recognized that it may not be physically practical or economically feasible to fully mitigate all environmental impacts of every project. In this case, the government body approving the development or construction project should consider the circumstances surrounding the project and explain their decision to approve the project, despite expected environmental damage. There may be reasons why a project’s benefits outweigh its environmental costs.



Mitigate the environmental impacts caused by development.

GUIDELINES

- | # | GUIDELINE |
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| 5.62 | Avoid forest fragmentation whenever possible. (Fragmentation occurs when a forest becomes isolated or separated from its original forest block, resulting in negative impacts to scenic forest views and biodiversity.) |
| 5.63 | Assist the Bureau of Forestry in providing information to interested landowners adjoining forest property boundaries about environmentally responsible practices for lands adjoining forests. |
| 5.64 | Identify and map large tracts of mature upland forests. Where possible, promote reforestation and linkage of these forest tracts to avoid their isolation and to mitigate some of the adverse visual and environmental impacts of forest fragmentation. |
| 5.65 | Consult County Natural Heritage Inventories to understand where ecologically significant places lie and what activities are recommended for the health and survival of the plants and animals that live there. |
| 5.66 | Consider the <i>Growing Greener: Conservation by Design</i> approach when preparing or revising a subdivision and land development ordinance or designing a residential subdivision. (Refer to the <i>Supplemental User's Guide</i> for more information.) |
| 5.67 | Update comprehensive plans and official maps to reflect long-range environmental conservation goals. When environmental resources and other site conditions are thoroughly reviewed and addressed as part of the comprehensive plan and official map, they will be more effective tools to achieve the governmental body's planning objectives and become more effective in serving as the basis for the evaluation of future permits for individual projects within the plan area. |
| 5.68 | Use sustainable engineering and design solutions to reduce environmental impacts and enhance the visual appearance of technical functions (bio-filtration techniques and rain gardens for water runoff, rock fills for water recharge, natural landforms for noise attenuation, etc.) |
| 5.69 | Update zoning ordinances and land development ordinances to allow landowners and developers to cluster development on smaller lot sizes in exchange for conserving environmentally sensitive open space. |
| 5.70 | Incorporate Transferable Development Rights (TDR) provisions into county and municipal ordinances to allow for the complete conservation of environmentally sensitive and scenic open spaces in exchange for increased development intensity on properties that would result in less environmental damage and less visual intrusion. (See PA MPC §619.1). |

GUIDELINES

- | # | GUIDELINE | |
|------|---|--|
| 5.71 | Apply conservation and protective easements or use other mechanisms to ensure permanent protection of properties intended to be preserved as perpetual open space. | 5.78 Install water-efficient equipment (water-conserving toilets, showerheads, and faucet aerators) to reduce water use and demand on septic systems or sewage treatment plants. |
| 5.72 | Design development projects to value, conserve, and work around on-site sensitive resources instead of destroying or imposing on them. | 5.79 Consider the installation of solar panels in new construction (At 2007 electricity rates, the average household could save about \$600 a year with a 5 kW system, or solar panels that generate more than half of the electricity consumed in the home. |
| 5.73 | Consider cumulative impacts that can result from individually minor but collectively significant activities taking place over a period of time, and require mitigation for the project's contribution to the larger environmental impact. | |
| 5.74 | Give serious consideration to site design and building construction alternatives that provide a greater level of environmental protection than may be first proposed. | |
| 5.75 | Use locally produced products in construction (such as hardwood, brick, and stone) as a primary building material. | |
| 5.76 | Encourage the installation of products bearing an ENERGY STAR® label. (ENERGY STAR® homes can reduce energy usage by 25 to 30%.) | |
| 5.77 | Install high-efficiency heating and cooling equipment (furnaces, boilers, air conditioners and their distribution systems), which produce less pollution during operation. | |

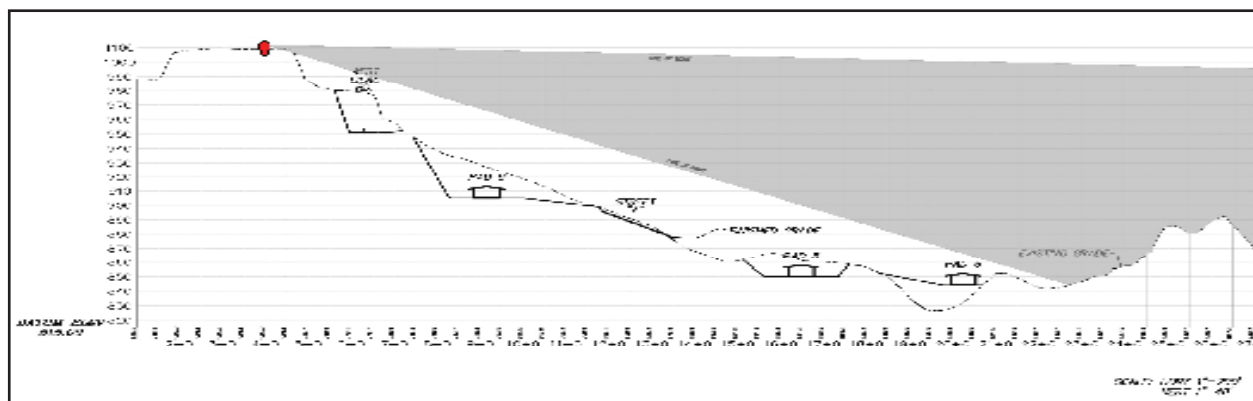
TOOLBOX

Technique 5-1

Prepare Line-of-Sight Studies

When buildings are proposed in areas that may obstruct or impact a scenic view, a line of sight study can be prepared to demonstrate if views would be blocked or changed.

In a line of sight study, an imaginary line is drawn from the public viewing point (such as a scenic vista point) to illustrate whether the proposed structures would block scenic views or be visible from the view point under study.



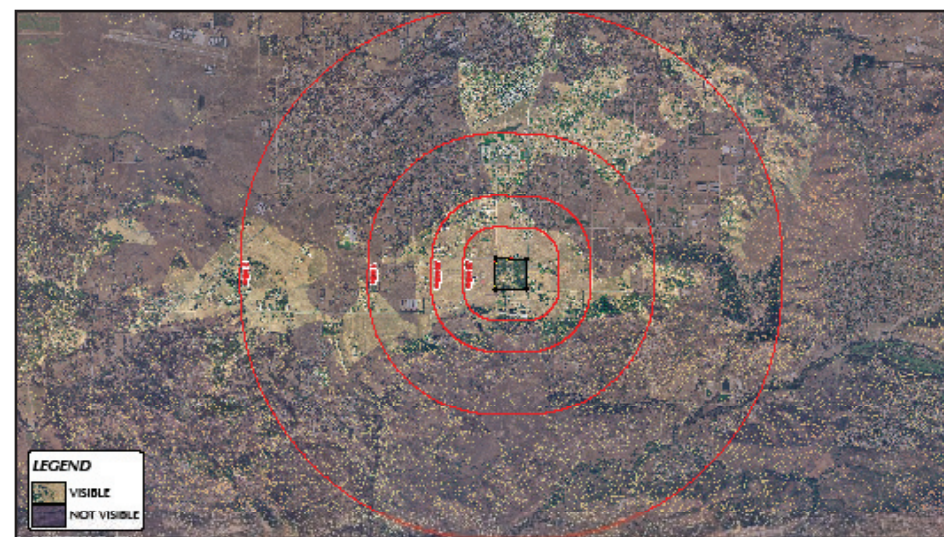
Example line-of-sight study from a proposed street to residential homes.

Technique 5-2

Establish and Apply Visual Sensitivity

Classifications

The sensitivity of scenic views and vistas as seen from public roads, trails, visitor destinations, and other public use areas should be classified as Very High, High, Moderate, or Low by each county and municipality. Such classifications can assist property owners, investors, and municipal officials in determining the extent to which design guidelines need to be applied to development projects in their visual foregrounds. Areas classified with very high sensitivity should be controlled with strict design guidelines, while in less sensitive areas more flexibility can be allowed.



A 'Visual Sensitivity Map' prepared using a GIS program to determine areas of visibility from a particular vantage point.

TOOLBOX

Technique 5-3

Evaluate Architectural Drawings & Visual Simulations

When buildings that are exceptionally tall, large, or have characteristics that may be unbecoming to the region's character are proposed in areas that may degrade scenic views, a careful review of the building design, placement, height, profile, and exterior building materials and color scheme should occur. Through this review process, county and municipal officials can ensure that the structure will have a subtle appearance, be complementary of the region's rustic character, and minimize impact to its surroundings.

If the application materials submitted for review and approval do not provide enough detail to enable informed decision-making in regards to scenic quality, more information should be requested of the applicant such as architectural drawings, material and color boards, roof profiles, etc. When necessary, a visual simulation study can be prepared. Visual simulation studies show before and after views of proposed developments on a photograph and provide realistic representations using artist renderings or computer modeling.



Example of a visual simulation study. This study depicts the existing natural conditions of a project site and how a proposed residential development will appear from an adjacent public roadway.

TOOLBOX

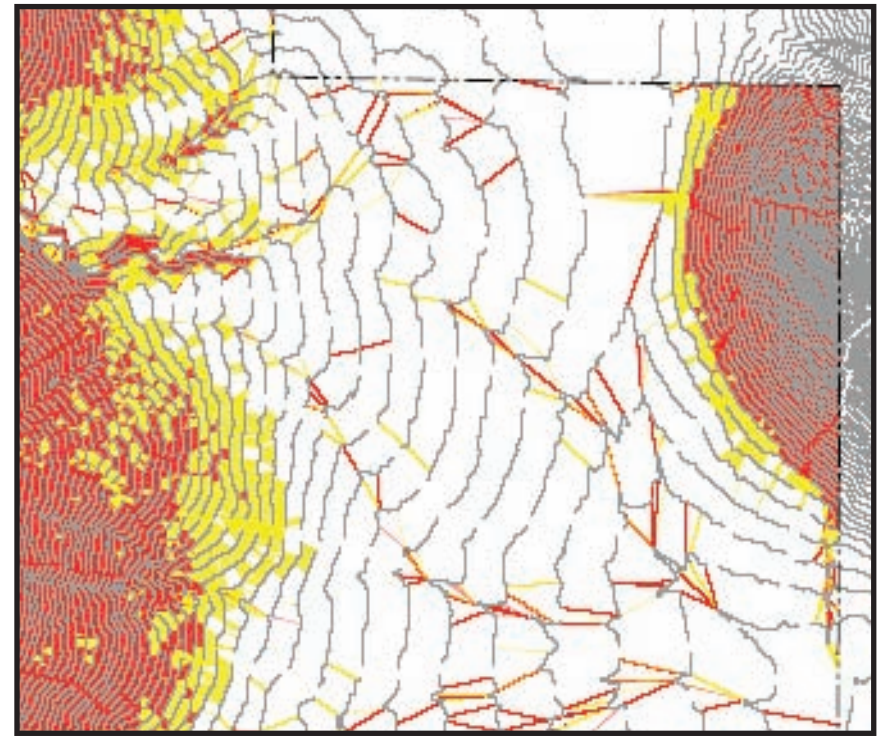
Technique 5-4

Prepare Slope Gradient Studies

When grading is proposed on a steep slope that is considered a distinct or significant visual feature of the landscape, prepare a slope gradient study. The analysis is based on a topographic map using ten foot contour intervals or less. The resulting illustration will map and quantify (in acreage or square feet) slope gradient categories for the entire property. The suggested categories are:

- Less than 15% slope
- 15% and greater up to 25% slope
- 25% and greater up to 50% slope
- 50% and greater slope

Also label all major peaks, summits, ridges, canyon bottoms, and significant geologic rock outcroppings. Next, plot the limits of grading on the exhibit. This information will assist county and municipal governments in determining if the proposed extent of ground disturbance and proposed grading techniques are appropriate given the specific topographic conditions of the site. In general, mass grading is not recommended on steep slopes exceeding 15%. Slopes with natural gradients above 25% are a high priority for preservation as open space.



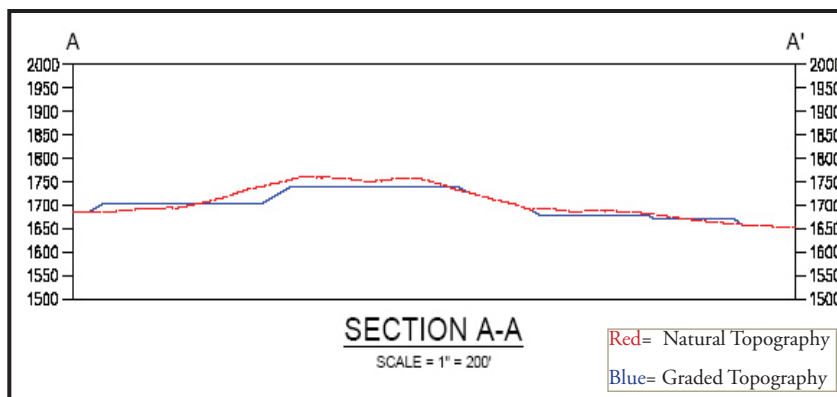
A slope gradient study maps the steepness of natural slopes to assist in evaluating the appropriateness of grading. Steeper areas are signified by red and yellow colors.

TOOLBOX

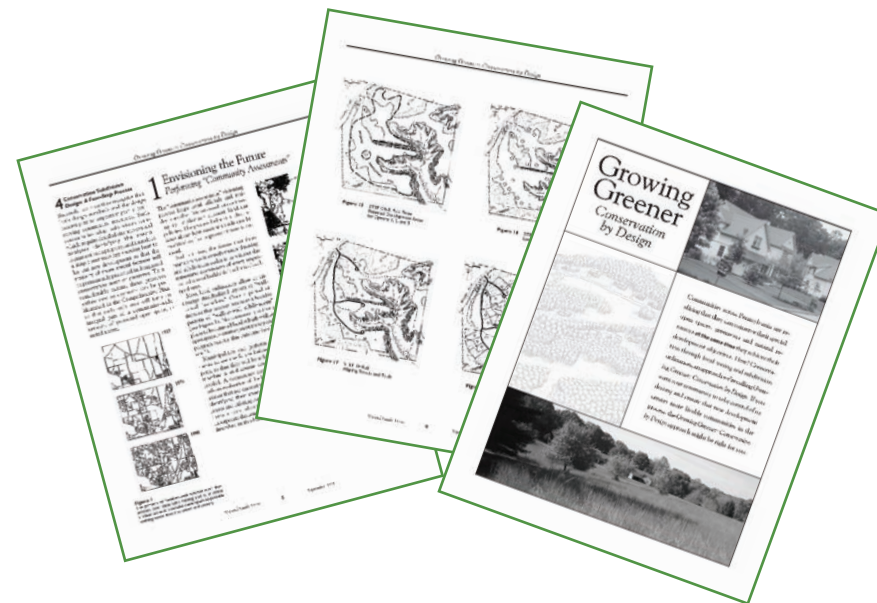
Technique 5-5

Prepare Aspect Studies

An aspect study shows cross-sections of a landscape facing a given direction. The illustrations plot the natural ground surface elevations before the grading operation compared to ground surface elevations after the grading operation. This will clearly show cut and fill depths. The desired result is a development that does not appear to have significantly altered the topographic character and fits into the existing natural environment as much as possible.



The depth of cut and fills should be minimized to the extent practical. This cross-section shows how the existing hillside character (the red line) would be changed by grading (the blue line), with toes and tops of slopes rounded to mimic a natural appearance.



Technique 5-6

Use Growing Greener Techniques

DCNR, through a cooperative effort with the Natural Lands Trust and other state agencies, developed a statewide community planning initiative called *Growing Greener: Conservation by Design*. The initiative is a green development strategy that helps communities preserve open space and natural areas in residential housing developments.

Refer to the Conservation by Design techniques, which are primarily intended to connect and conserve open space in communities. Many visual quality benefits are derived from using this approach. Concentrating development and conserving connected greenways provides needed visual relief in developed areas.

TOOLBOX

Technique 5-7

Require Lighting Plans

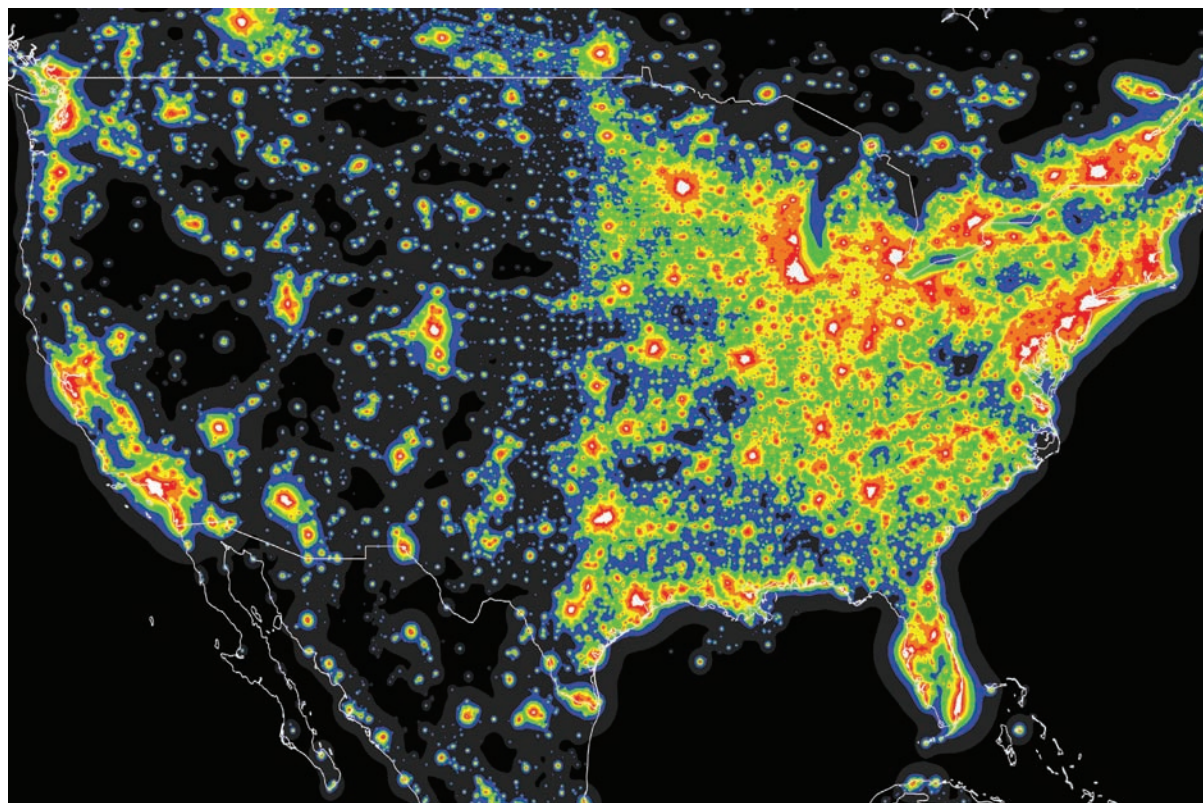
Require that applicants for land development permits, sign permits, or building permits prepare a lighting plan showing location, type, style, height, lumen output, and luminance levels in order to verify that lighting conforms to the recommendations in this Design Guide.

Technique 5-8

Develop Lighting Ordinances

Few municipalities within the Pennsylvania Wilds region have lighting ordinances. To ensure our dark skies can be enjoyed by many generations to come, municipalities should develop their own lighting ordinances.

Although all effective lighting ordinances have certain basic requirements, variations exist to address a municipality's individual needs. For a lighting ordinance to be effective, it must regulate illuminate levels, fixture shielding, fixture maximum mounting heights, hours of operation, and method of control. For sample language for a lighting ordinance, contact the Pennsylvania Outdoor Lighting Council.



This light pollution map is based on information from the World Atlas of Artificial Sky Brightness. Black areas contain few, if any, sources of artificial light, and blue and green areas contain some artificial light. Yellow, orange, red, and white areas represent increasing amounts of artificial light. The Pennsylvania Wilds region is mostly blue, green, and yellow. If municipalities enact lighting ordinances and require new development to conform to lighting plans, the beauty of our dark skies will be preserved for many generations.

TOOLBOX

Technique 5-9

Monitor/Regulate Large Tree Removals

The Right to Practice Forestry Act prohibits local governments from using a zoning ordinance to unreasonably restrict forestry activities. Timbering cannot be outright prohibited. However, for other types of land clearing, such as that needed for new construction, redevelopment, or infrastructure projects, governmental bodies are encouraged to discuss tree removals with property owners, builders, engineers and architects. Require the plotting of mature trees over a certain trunk diameter (12" for example) as part of application submittal requirements for clearing, grubbing, grading, and building permit applications. All mature trees proposed for removal should be clearly identified. Thousands of trees can be saved in the Pennsylvania Wilds by merely discussing tree preservation goals with property owners and applicants.

Technique 5-10

Develop a Recommended Plant Palette

Regional governments, counties and/or municipalities can develop a recommended list of plant materials that are appropriate for the region, given climate conditions, soil types, precipitation levels, and wind speeds. All new landscaping projects would select plant materials only from the approved list.

Technique 5-11

Review Landscape Plans

As part of zoning and land development ordinances, applicants for grading permits, land development permits, building permits, etc. can be required or asked to prepare a landscaping plan. Plant materials should be selected from the agency's recommended plant list, or if no list exists, plant materials should be appropriate to the region's climate and soil type. Landscape plans should show the quantity, sizes, and common names/scientific names of all plant materials. Review and approval of landscape plans should always occur prior to issuance of the permit.



Example of a graphic from a Landscape Plan.

TOOLBOX

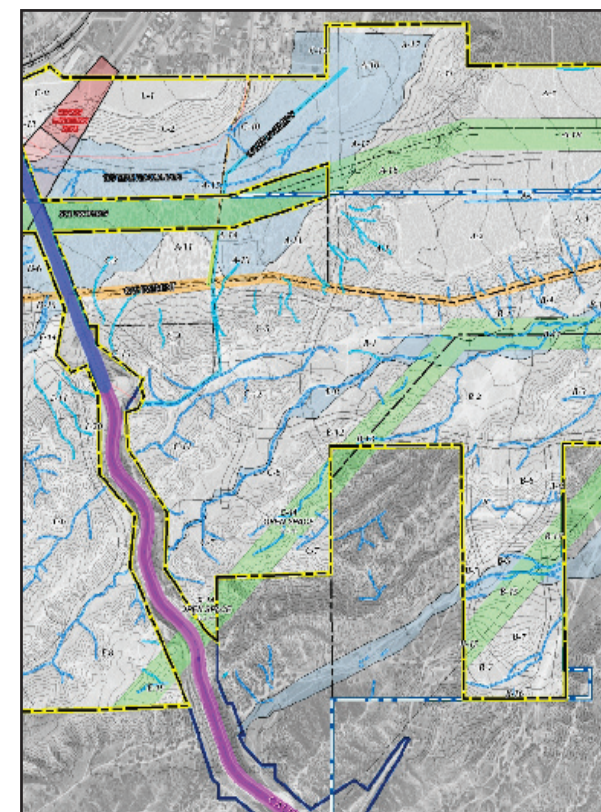
Technique 5-12

Prepare an Environmentally Sensitive Lands Evaluation

At the initial sketch plan stage of considering a land development proposal, municipal officials can work with the applicant to assess the property's environmental setting and identify the existing natural features. On a topographic map or aerial photograph, plot the following resources:

- Steep slopes (over 15% grade)
- Large rock outcrops
- Unique topographic landforms
- Wetlands, wetland buffers, and waters
- Floodplains
- Known locations of sensitive plant and animal species
- Wildlife movement corridors
- Mature trees (over 12" caliper)
- Historic sites and buildings
- Known archaeological resources
- Prime agricultural soils
- Known mineral resource deposit areas
- Surrounding land uses within a reasonable distance (600')

Next, plot the limits of proposed grading/construction on the map to clearly show the resources that would be destroyed vs. the resources that would be preserved. Evaluation of this map can assist county and municipal officials in determining if the proposed project's design is appropriate given the conditions of the site and the recommendations provided by this Design Guide. Natural features of environmental importance should be preserved at every opportunity and development should be directed to the least environmentally sensitive portions of the site.



Example of an environmentally sensitive lands evaluation map.

TOOLBOX

Technique 5-13

Mitigate Impacts to Natural Resources

If a development or construction project is determined to have a measurable, negative environmental effect, municipal governments should require environmental mitigation. The determination of whether a project will have a significant environmental effect requires careful judgment on the part of the municipality, based to the extent possible on scientific and factual data.

A mitigation measure is a strategy taken to reduce or eliminate a project's expected environmental damage. Mitigation must have a direct nexus or correlation to the level and nature of the impact.

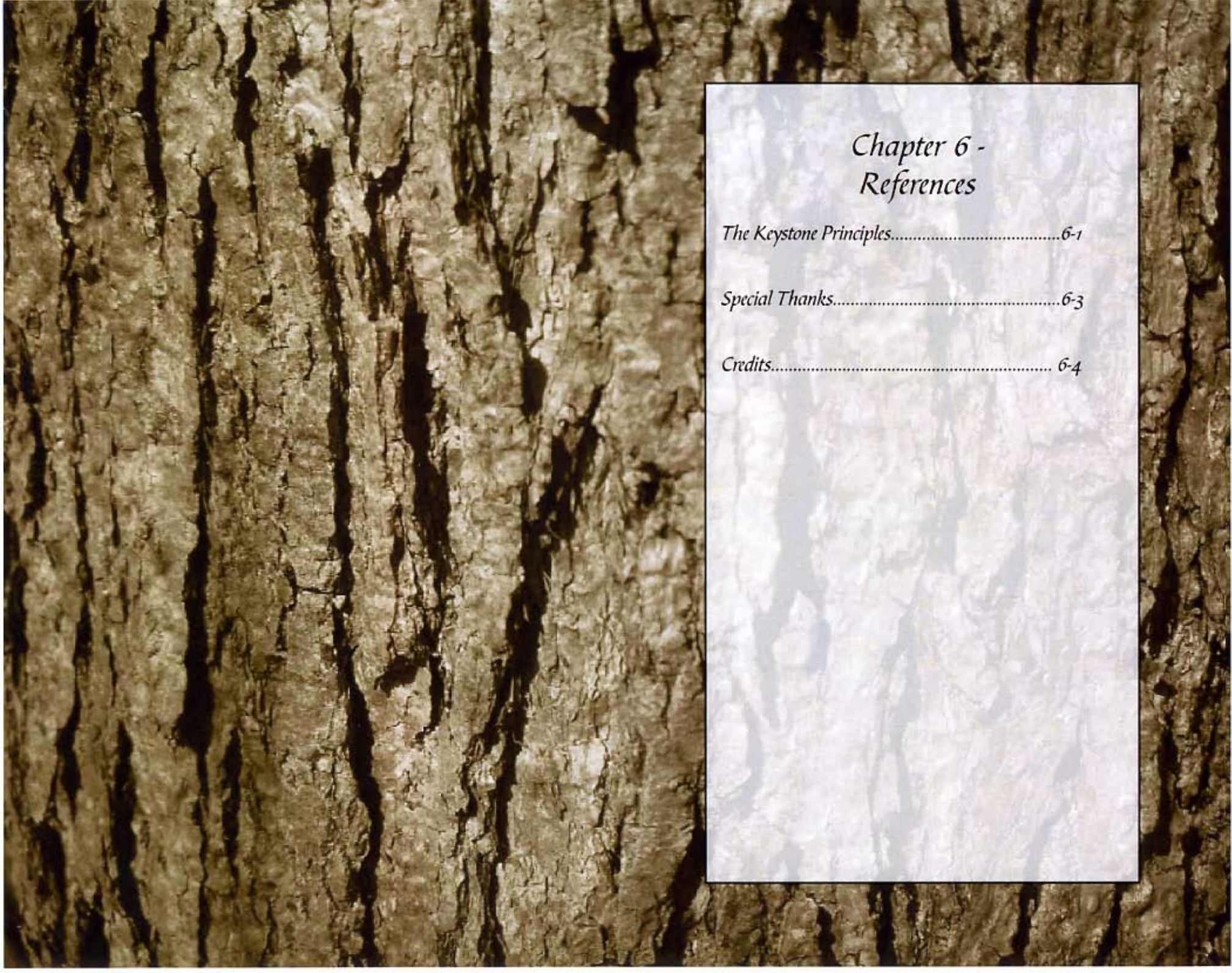
There are three primary methods of mitigation:

Avoid: Some mitigation measures are designed to avoid a potential impact. For example, prohibiting tree removals during bird breeding seasons to avoid impacts to nests and eggs; or ceasing grading during periods of high wind to avoid dust being blown long distances.

Repair/Restore/Rehabilitate: In some instances, mitigation measures are designed to repair, restore or rehabilitate a damaged area. For example, revegetating a graded slope with native plant materials; removing fill placed in a floodplain and restoring natural water flows; or refurbishing an historic structure.

Compensate: Others types of mitigation measures may compensate for environmental loss by providing substitute resources or environments. For example, planting trees to replace those removed during construction; providing a conservation easement over 20 acres of land with equal biological functions and values as 20 acres lost by grading; or providing roadway improvements along segments impacted by newly generated traffic.

Fee payments also can compensate for impacts, so long as: a) there is a proportional nexus between the fee amount and the level of impact; b) the fee is paid into an approved fee program; and c) the fees are earmarked for the repair, restoration, rehabilitation, or compensation of the impacted natural resource (see MPC §§ 504-A to 508-A).



Chapter 6 - References

The Keystone Principles.....6-1

Special Thanks.....6-3

Credits..... 6-4

The Keystone Principles

The following set of ten principles is used by state agencies to guide investment and support local growth and economic development across the Commonwealth.

Commonwealth of Pennsylvania Keystone Principles for Growth, Investment, and Resource Conservation:

1. Redevelop First: Support revitalization of Pennsylvania’s many cities and towns. Give funding preference to reuse and redevelopment of “brownfield” and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania’s exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.

2. Provide Efficient Infrastructure: Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.

3. Concentrate Development: Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy life style opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed “most-ready” to move to successful completion.

4. Increase Job Opportunities: Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water & sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).

5. Foster Sustainable Businesses: Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently. Support economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters.

6. Restore and Enhance the Environment: Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state's natural lands and resources.

7. Enhance Recreational and Heritage Resources: Maintain and improve recreational and heritage assets and infrastructure throughout the Commonwealth, including parks & forests, greenways & trails, heritage parks, historic sites & resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.

8. Expand Housing Opportunities: Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with county and local plans and community character.

9. Plan Regionally; Implement Locally: Support multi-municipal, county, and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

10. Be Fair: Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.

Special Thanks

County Governments

- Cameron County
- Clarion County Department of Planning and Development
- Clearfield County Department of Planning
- Clinton County Planning Department
- Elk County Planning Department
- Forest County Office of Economic Development
- Forest County Office of Economic Development
- Jefferson County Department of Development
- Jefferson County Office of Economic Development
- Lycoming County Planning and Community Development
- McKean County Planning Commission
- Potter County Planning Office
- Tioga County Planning Office
- Warren County Planning Department

Regional Economic Development Organizations (Local Development Districts):

- Cameron County Industrial Development Authority
- North Central PA Regional Planning and Development Commission
- Northwest PA Regional Planning and Development Commission
- Northern Tier Regional Planning and Development Commission
- SEDA-Council of Governments

Regional Heritage Organizations:

- Lumber Heritage Region of Pennsylvania
- PA Route 6 Heritage Corporation

Environmental Interest Groups:

- Northcentral Pennsylvania Conservancy
- Potter County Cooperative Extension
- Potter County Education Council
- The Conservation Fund

Regional Tourist Promotion and Marketing Organization:

- The Pennsylvania Wilds Marketing Corporation

Local Government Associations:

- PA State Association of Boroughs
- PA State Association of Township Supervisors

State and Federal Government Leaders:

- USDA Forest Service - Allegheny National Forest
- PA Department of Conservation and Natural Resources
- PA Department of Community and Economic Development
- The Office of U.S. Congressman John Peterson
- Pennsylvania Historical and Museum Commission

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Light Pollution Map of North America courtesy of World Atlas of Artificial Sky Brightness (page 5-33).

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