

ARTICLE IX
SUPPLEMENTAL DESIGN STANDARDS

§ 14-901. Accessibility

When a proposed subdivision or land development does not have frontage upon a local, county or state thoroughfare which was designed to accommodate the volume of traffic anticipated to be generated by the proposed subdivision or land development, the Planning Commission may recommend and the Board of Supervisors may request that the applicant participate with the Township in the improvement of the roadway which provides primary access. The cost of said improvements shall be estimated by the Township Engineer and the amount of the contribution from the applicant shall be negotiated with the Township.

§ 14-902. Pedestrian Circulation

- A. Sidewalks shall be physically separated from all streets by a three foot (3') grass planted strip.
- B. Parking areas shall be designed to minimize conflicts between pedestrian and vehicle circulation.
- C. Common open areas and other residential service areas shall be located in the interior of dwelling unit sites to minimize the necessity for pedestrians to cross streets.

§ 14-903. Signs

Signs must comply with all requirements of [Chapter 20](#).

§ 14-904. Storage Areas

Outdoor storage areas of any type and for any purpose should be located to the rear of structures and shall be screened with fencing or enclosed by natural vegetation approved by the Board of Supervisors. Fully enclosed structures with a roof may be located in the side or rear yard in compliance with required setbacks for accessory structures.

§ 14-905. Vegetation

- A. Conservation: Development shall be planned so as to minimize the removal of existing trees, shrubs and ground cover and to minimize the amount of land covered by impervious surfaces.
- B. Noise Control: Street trees along local and collector streets in residential areas may be required as a buffer.
- C. Screening: Wherever natural screening is being planted to meet a screening requirement of the Zoning regulations ([Chapter 20](#)), such

screen shall consist of fifty percent (50%) evergreen or evergreen type hedges and fifty percent (50%) shrubs and deciduous trees interplanted with a variety and size at the time of planting that said plantings will attain a height of at least six feet (6') within three (3) years. Furthermore, subdivision and land development plans shall provide for such screening as follows:

1. Where commercial or industrial uses abut residential uses.
 2. Where residential uses abut any railroad right-of-way or arterial highway in the case of reverse frontage lots.
 3. Along the perimeter of any common utility yard or outdoor equipment or refuse storage area in multiple residential developments.
 4. Elsewhere as deemed necessary by the Planning Commission and the Board of Supervisors.
- D. Windbreaks: The use of planting rows to serve as windbreaks to control the drifting of snow across public and private thoroughfares may be required.
- E. Street Trees: Street trees of a caliper not less than one and one half inches (1-1/2") shall be planted forty to sixty feet (40'-60') apart. The location of street trees shall be as deemed appropriate by the Board of Supervisors, but in no case shall such be planted less than two and one half feet (2-1/2') from any street right-of-way. The provision of street trees may be waived where existing vegetation including trees will remain following build out. The following trees shall not be planted as street trees:
1. Poplars; all varieties.
 2. Willows; all varieties.
 3. Aspen; all varieties.
 4. Common Black Locust.
- F. Obstructions to Vision: No bushes or shrubs exceeding thirty inches (30") in height, or at such lesser height which due to ground elevations would obstruct the clear sight of motorists, shall be permitted within any required clear sight triangle nor within ten feet (10') of the right-of-way line abutting access drives. And all street trees shall be kept free of branches and foliage from the street grade to a height of eight feet (8').

