

Article VII — General Design Standards

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Article VII — General Design Standards

§ 22-701 General Standards.

(a) **Comprehensive Plans.** Consideration shall be given to applicable provisions of the Borough and Regional Comprehensive Plans, emphasizing future school sites, recreation sites, water supply and sewage treatment systems, highway alignments, and other public facilities. However, consideration must be given to the need for the facilities and utilities mentioned above whether or not they are proposed as part of a Comprehensive Plan.

(b) **Existing Development.** The development of the proposed subdivision shall be coordinated with adjacent existing development so that the area, as a whole, may develop harmoniously.

§ 22-702 Block Standards.

(a) **Block Layout.** The length, width, and shape of blocks shall be determined with due regard to:

- (1) Provisions of adequate sites for buildings of the type proposed.
- (2) Borough zoning requirements.
- (3) Topography.

(4) Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with arterial streets.

(b) **Block Length.**

(1) Residential blocks shall ordinarily be no less than five hundred (500) feet in length nor more than one thousand six hundred (1,600) feet in length.

(2) In the design of blocks longer than one thousand (1,000) feet, special consideration shall be given to the requirements of satisfactory fire protection.

(3) Where practicable, blocks along arterial and collector streets shall not be less than one thousand (1,000) feet long.

(c) **Block Depth.** Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except:

(1) Where reverse frontage lots are required; or

(2) Where prevented by the size, topographical conditions, or other inherent conditions of the property, in which case the Planning Commission may approve a single tier of lots.

(d) **Commercial, Industrial, and Planned Residential Development Blocks.** Blocks in commercial, industrial, and planned residential developments may vary from the elements of design detailed above if required by the nature of the use. In all cases, however, adequate provision shall be made for traffic circulation, off-street parking, and loading areas.

§ 22-703 Lot Standards.

(a) **General standards.**

(1) Within the requirements of Borough ordinances, the size, shape, and orientation of lots shall be appropriate for the type of development and use contemplated.

(2) Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.

(3) Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.

(4) Generally, the depth of residential lots shall be not less than one (1) nor more than three (3) times their width.

(5) Depth and width of parcels intended for nonresidential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.

(6) If, after subdividing, there exist remnants of land, they shall be either:

(A) Incorporated in existing or proposed lots, or

(B) Legally dedicated to public use, if acceptable to the Borough.

(b) **Lot Frontage.** All lots shall have direct access to an existing or proposed public street.

(c) **Lot Access.**

(1) Residential lots having direct access to an arterial street shall be avoided whenever possible. Where direct access to an arterial street cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.

(2) Where access is permitted to a state road or highway, authorization from the Pennsylvania Department of Transportation must be proven by the display of a valid highway occupancy permit. Driveways to single-family residences shall intersect streets at angles of no less than sixty degrees (60°). All other driveways or access roads shall intersect streets at right angles, where practicable, and in no case less than seventy-five degrees (75°).

(3) Widths of access roads or driveways shall be in accordance with the following standards:

(A) Access roads for multifamily residential and all nonresidential subdivisions shall be no less than twenty-four (24) feet in width, shall not exceed thirty (30) feet in width at the street line, and shall be clearly defined by use of curbing.

(B) Driveways for single-family residential subdivisions shall be no less than ten (10) feet in width, and shall not exceed twenty (20) feet in width at the street line.

(4) To provide safe and convenient ingress and egress, access road and driveway entrances shall be rounded at the following minimum radii:

(A) Access road entrances for multifamily residential developments, mobile home parks, and all nonresidential subdivisions shall be rounded at a minimum radius of ten (10) feet.

(B) Driveway entrances for single-family residential subdivisions shall be a depressed curb.

(5) Access road grades or driveway grades shall not exceed the following:

(A) Seven percent (7%) when access is to an arterial street.

(B) Ten percent (10%) when access is to a collector or local street.

§ 22-704 Environmental Protection.

(a) **Erosion and Sedimentation.** Erosion and sediment control shall be submitted in accordance with the appropriate current legislation.

(b) **Natural Features Preservation.**

(1) **In General.** The design and development of all subdivisions or land developments shall preserve, whenever possible, natural features which will aid in providing adequate open space for recreation and conditions generally favorable to the health, safety, and welfare of the residents. Some of these natural features are the natural terrain of the site, woodland areas, large trees, natural watercourses and bodies of water, wetlands, rock outcroppings, and scenic views. More detailed standards concerning the preservation of specific natural features are set forth in this section.

(2) **Tree Preservation.** Trees six (6) inches or more in diameter, measured at a height of four and one-half (4 1/2) feet above grade, shall not be removed unless they are located within the proposed cartway or sidewalk portion of a street right-of-way, or within fifteen (15) feet of the foundation area of a new building. Areas in which trees are retained shall remain at original grade level and undisturbed wherever possible.

(3) **Stream Frontage Preservation.** Stream frontage shall be preserved as open space whenever possible. This area may be credited toward the open space requirement set forth in § 22-706 (relating to Open Space and Recreation Facilities).

(c) **Floodplain Regulations.** The developer shall consult floodplain areas designated as “alluvial soils” on the Official Zoning Map in order to delineate floodplain areas within the proposed subdivision or land development tract and meet the requirements in Chapter 21, Article X (relating to Zoning—Floodplain and Environmental Protection Areas).

§ 22-705 Monuments and Markers.

Permanent stone, metal, or concrete monuments shall be accurately placed, as specified by § 22-502(b)(2) (relating to Final Plan—Contents of Plan—Additional Data), at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property subdivided.

§ 22-706 Open Space and Recreation Facilities, and/or Cash Contributions

(a) In proposed subdivisions and land developments which are intended to provide housing for forty (40) or more families, Council may require the developer to dedicate land for park and open space use and to expend one hundred dollars (\$100.00) per dwelling unit for recreation improvements to the park and open space land.

(b) The Borough shall have the option of requesting the developer either to provide park and open space land and expend one hundred dollars (\$100.00) per dwelling unit for recreation improvements on this land or to pay the Borough two hundred dollars (\$200.00) per dwelling unit in lieu of the park and open space land dedication in any one (1) of the following instances:

(1) where a proposed subdivision or land development is intended to provide housing for less than forty (40) families;

(2) where a neighborhood recreation area exists or is planned within one-half (1/2) mile of all homes within the proposed subdivision or land development;

(3) where an arterial street is not located between the recreation area and the proposed subdivision or land development, and where the recreation area adequately fulfills the recreational needs of the residents of the proposed subdivision.

This cash must be used for the purchase or development of parks and open space in the Borough.

(c) The developer shall use a guideline of one thousand (1,000) square feet of park and open space land per dwelling unit to determine the amount of park and open space land to be set aside in proposed subdivisions and land developments. Council may modify this guideline, but only after receiving and reviewing a written request by the developer to deviate from the park and open space dedication guidelines and after receiving a recommendation from the Planning Commission.

(d) The expenditure of one hundred dollars (\$100.00) or two hundred dollars (\$200.00) per dwelling unit shall remain in effect throughout the 1976 calendar year. For each succeeding year, the expenditure shall be increased four percent (4%) per year.

§ 22-707 Cluster Mailboxes Within Certain Developments.

(a) Within developments described in subsection (b), cluster mailboxes serving multiple units within the development shall be installed. The number of cluster mailbox facilities within the development shall be equal to the number of dwelling units within the development divided by forty (40), with any fractional amount rounded up to the next highest whole number (the “target number”). However, if the United States Postal Service shall not permit that exact number of cluster mailboxes within the development, the number of cluster mailboxes within the development shall be the number closest to the target number that is permitted by the United States Postal Service.

(b) A development is subject to the requirements of subsection (a) if it—

(1) includes any single-family attached dwellings (townhouses); or

(2) includes at least forty (40) dwelling units in two-family detached dwellings (twins) *and* the total number of off-street parking spaces allocated to the two-family detached dwellings (twins) within the development is less than three and three-quarters (3.75) multiplied by the number of dwelling units in two-family detached dwellings (twins) within the development.