

**GREENE  
TOWNSHIP**

**SUBDIVISION AND LAND  
DEVELOPMENT  
ORDINANCE**

**(2007)**

- a. a group of two or more residential or nonresidential 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
  - b. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- 2. A subdivision of land
  - 3. Development in accordance with 53 P.S., Section 105.03 (1.1)

### 103 Exemptions From Requirements

- A. Where small portions of existing lots, tracts or parcels or land are being acquired by governmental units for use in road improvements, these divisions of land may be exempt from the requirements of this Ordinance.
- B. Where portions of existing lots, tracts or parcels of land are being acquired by utility companies or other public utility corporations for the placement of utility lines, the expansion of existing buildings, or the construction of new buildings, such divisions of land shall be exempt from the requirements of this Ordinance as per P.U.C. regulations, state law or federal law.
- C. Where a new deed is to be filed to correct an existing inaccurate parcel description, such revised deed shall be exempt from the requirements of this Ordinance, so long as the original inaccuracy was inadvertent and the correction does not significantly alter the legal descriptions of other properties in the vicinity.
- D. As established by Section 503 (1.1) (53 P.S. Section 10503 (1.1) of the Pa Municipalities Planning Code, or as may hereafter be amended, the following activities shall be exempt from the land development requirements of this Ordinance.
  - 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 buildings, on a lot (s) subordinate to an existing principal residential building

or agricultural use; or

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

#### 104 Purpose

The Greene Township Board of Supervisors hereby cite the following as the specific purposes for which this Ordinance was enacted.

- A. To accomplish orderly, efficient, and harmonious development of the Township.
- B. To protect and promote the health, safety, and general welfare of the citizens of the Township.
- C. To ensure coordination of subdivision and land development proposals with municipal public improvement plans and programs.
- D. To ensure the protection of soil and water resources and natural drainage-ways.
- E. To facilitate the safe and efficient movement of people and goods through the Township.
- F. To ensure equitable processing of all subdivision and land development plans by providing uniform standards and procedures.
- G. To encourage the utilization of flood hazard areas in a manner that will not increase the flood hazard.
- H. Ensure that the cost of design and installation of improvements in proposed subdivisions and land developments be borne by the developer rather than by pre-existing township residents.
- I. Promote the proper monumenting and accuracy of description of land subdivided and conveyed in the Township.

## ARTICLE 2

### DEFINITIONS

#### 200 General Interpretations

Unless the context requires otherwise, the following definitions shall be used in the interpretation of this Ordinance. In addition, the word "lot" includes the words "plot" and "parcel"; words in the present tense shall include the future; the singular shall include the plural and the plural the singular; the male gender shall include the female; the word "person" shall include a partnership or corporation, as well as an individual; and the term "shall" is mandatory, the word "may" permissive.

#### 201 Definitions

##### Abut:

To physically touch or border upon; to share a common property line; or to be contiguous. The term "abut" implies a closer proximity than the term "adjacent".

##### Access Drive

A means, other than a street, which provides vehicular access from a street to a lot or property; i.e. a driveway or private right-of-way.

##### Acre:

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

##### Agent:

Any person, other than the landowner, who, acting for the landowner, submits subdivision or land development plans to Greene Township for the purpose of obtaining approval thereof. (See also Developer)

##### Agricultural Purposes:

The use of land or the purpose of producing agricultural commodities, which shall include but not be limited to: growing grains, fruits, vegetables, nursery plants, Christmas trees, or timber, raising poultry or livestock; or producing agricultural commodities through greenhouse production. In some instances the use of land for agricultural purposes may involve the construction of barns, silos, feed lots and/or farm-related accessory buildings.

##### Agriculture:

The use of land for agricultural purposes, including crop farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, aquaculture, forestry, and animal and poultry husbandry, and the accessory uses for packing, treating,



and storage of produce; provided however that the operation of any such accessory use shall be secondary to that of the normal agricultural activities.

Apartment Building

A dwelling structure containing three (3) or more dwelling units, with or without separate outside access to each unit, excluding single-family attached dwelling structures as defined herein.

Applicant:

A landowner, subdivider, or developer, as hereinafter defined, who has filed an application for subdivision or land development, including his heirs, successors and assigns.

Application:

The application form and all accompanying documentation required of an applicant by the requirements of this Ordinance for review and approval of a subdivision or land development proposal, whether preliminary or final in nature.

Area:

The surface included within a set of lines.

- a. Area, Lot: The area contained within the property lines of individual parcels of land shown on a subdivision or land development plan, excluding any area within a street right-of-way, but including the area of any easement.
- b. Area, Site: The total area of proposed subdivision or land development, regardless of interior lot lines or proposed lots, streets or easements.

Berm:

See Shoulder

Best Management Practices: (BMP)

For the purposes of this Ordinance, best management practices (BMP's) shall be defined as the best, accepted technologies available to manage storm water runoff, including traditional and non-traditional approaches.

Block:

A unit of land bounded by streets or combination of streets and public land, rights-of-way, waterways or other barrier to the continuity of development, which area is normally somewhat square or rectangular in shape.

Buffer Yard:

Land area, either landscaped or planted, used to visibly separate one use from another or to shield or block noise, light or other potential nuisance.

Building:

A structure, or part thereof, having walls and a roof which is used or intended to be used for the housing or enclosure of persons, animals or property. Included shall be all mobile or manufactured homes and trailers to be used for human habitation.

- a. Building, Accessory: A detached subordinate building located on the same lot as the principal building, serving a purpose customarily incidental to the use of the principal building.
- b. Building, Principal: The main structure on a given lot, in which the primary use of the site is conducted.
- c. Building, Temporary: A building erected or placed for a fixed period of time or for the duration of a specific activity, where such building is removed at the end of that period or conclusion of the specified activity.

Building Setback Line:

The line established by the required minimum front yard setback from the street right-of-way or front lot line to any buildings or structures. The building setback line shall be the point at which minimum lot width shall be measured.

Campground:

A tract or tracts of land, or any portion thereof, used or intended to be used for the purpose of providing two (2) or more spaces for recreational vehicles or tents for camping purposes, regardless of whether a fee is charged for the leasing, renting or occupancy of such space. The term "campground" shall also include recreational vehicle parks.

Cartway:

The surface or a street or alley available for vehicular traffic, including traveled lanes and on-street parking spaces, but excluding shoulders, curbs, sidewalks or drainage swales.

Centerline:

A line located exactly in the center of the width of the cartway, right-of-way, easement, access, road, or street.

Chairman:

The Chairman of the Greene Township Supervisors or Township Planning Commission, as indicated.

Clear Sight Triangle:

An area of unobstructed vision at street or driveway intersections defined by lines of sight between points at a given distance from the intersection of the street centerlines.

## ARTICLE 7

### LAND DEVELOPMENTS

#### 700 General Requirements

- A. The standards outlined in this Article shall be applied by the Township Planning Commission in evaluating land development proposals. These standards shall be considered minimum standards. The Supervisors may require more restrictive standards be met by the applicant in those circumstances that they determine appropriate, or upon recommendation of the Township Planning Commission. Plans for land development proposals shall comply with the requirements of this Article as well as all other applicable provisions of this Ordinance, including Section 304. (See also Section 701 for exemptions.)
- B. All land development proposals shall also meet the Design and Construction Standards outlined in Article 6 of this Ordinance unless otherwise noted. Proposals for land development not specifically listed in this Article shall be submitted to the Township for review and action in accordance with the procedures contained in Section 403 of this Ordinance.
- C. Innovative design techniques which will provide for all foreseeable problems and which will enhance the character of the Township may be permitted and will be encouraged. The criteria for review will be the quality of the design and proposed development.
- D. All proposed land developments shall conform to the provisions of the Greene Township Zoning Ordinance.
- E. In addition to the requirements outlined below, land development proposals shall also comply with all State and Federal laws and regulations. Approval of a land development plan by Greene Township does not absolve the developer from his responsibilities to meet such other requirements as may be applicable.

#### 701 Exemptions By Definition

As established by Section 503 (1.1) of the PA Municipalities Planning Code, the following activities shall be exempted from the land development requirements of the Ordinance.



- A. 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;
- B. The addition of an accessory building, including farm buildings, on a lot(s) subordinate to an existing principal residential building or agricultural use; or
- C. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this Sub-Section, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until plans for the expanded area have been approved by proper authorities.

## 702 Site Planning Requirements

The following site planning requirements shall be utilized in the design of all proposed land developments; as they may be applicable.

### A. Pedestrian Circulation

- 1. Pedestrian walkways shall be provided within all multi-family residential developments, commercial, industrial and institutional developments, or in other areas circumstances which may be deemed appropriate by the Township, in order to promote safe pedestrian circulation throughout the developed area. Width, alignment and gradient of walkways shall provide for the safety and convenience of the intended users.
- 2. Pedestrian walkways shall be physically separated from all streets and where possible, from vehicle circulation ways within non-residential developments.
- 3. Parking lots shall be designed to minimize the necessity for pedestrians to walk within and across vehicle circulation areas.
- 4. Where possible, common open space areas and other residential services areas should be located at the interior of development sites to minimize the necessity for pedestrians to cross streets. Other safety precautions as deemed appropriate by the Township may be required.