

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE



Founded 1756 - Incorporated 1888

Final Revisions: February 11, 2010

Adopted: April 27, 2010

Amended: June 19, 2013

Amended: July 29, 2014

Amended: November 29, 2016

Amended: March 27, 2018

Amended: June 29, 2021

Last Amended: July 26, 2022

BOROUGH OF LITITZ

**7 SOUTH BROAD STREET LITITZ, PA 17543
PHONE (717) 626-2044 FAX (717) 626-1329**

LANCASTER COUNTY, PENNSYLVANIA

TABLE OF CONTENTS

ARTICLE I

<u>TITLE - AUTHORITY</u>	§101 page 1
SECTION 101. <u>Short Title</u>	§101 page 1
SECTION 102. <u>Purpose</u>	§102 page 1
SECTION 103. <u>Authority and Jurisdiction</u>	§103 page 2

ARTICLE II

<u>INTERPRETATION AND DEFINITIONS</u>	§201 page 3
SECTION 201. <u>General Interpretations</u>	§201 page 3
SECTION 202. <u>Definitions</u>	§202 page 3

ARTICLE III

<u>PLAN PROCESSING PROCEDURES</u>	§301 page 16
SECTION 301. <u>General</u>	§301 page 16
SECTION 302. <u>Pre-Application Review (Sketch Plan)</u>	§302 page 16
SECTION 303. <u>Formal Application</u>	§303 page 16
SECTION 304. <u>Acceptance for Filing</u>	§304 page 16
SECTION 305. <u>Preliminary Plan Application</u>	§305 page 17
SECTION 306. <u>Final Plan Application</u>	§306 page 19
SECTION 307. <u>Plans Exempted from Standard Procedures</u>	§307 page 23
SECTION 308. <u>Procedure for Requesting Consideration of a Modification of Provisions of This Ordinance</u>	§308 page 25

ARTICLE IV

<u>INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS</u>	§401 page 27
SECTION 401. <u>Sketch Plans</u>	§401 page 27
SECTION 402. <u>Preliminary Plans</u>	§402 page 28
SECTION 403. <u>Final Plans</u>	§403 page 33
SECTION 404. <u>Lot Add-On Plans</u>	§404 page 39
SECTION 405. <u>Traffic Impact Study</u>	§405 page 40
SECTION 406. <u>Wetlands Study</u>	§406 page 44

ARTICLE V

<u>IMPROVEMENT CONSTRUCTION ASSURANCES</u>	§501 page 47
SECTION 501. <u>Completion of Improvements or Guarantee Thereof</u>	
<u>Prerequisite to Final Plan Approval</u>	§501 page 47
SECTION 502. <u>Effect of Plan Recording on Dedication and Reservations</u>	§502 page 48
SECTION 503. <u>Release from Financial Security</u>	§503 page 49
SECTION 504. <u>Remedies to Effect Completion of Improvements</u>	§504 page 50
SECTION 505. <u>Inspection During Construction</u>	§505 page 50
SECTION 506. <u>Maintenance of Streets</u>	§506 page 51
SECTION 507. <u>Construction In Accordance With Plans</u>	§507 page 51
SECTION 508. <u>As-Built Plan</u>	§508 page 52
SECTION 509. <u>Dedication</u>	§509 page 53
SECTION 510. <u>Development Agreement</u>	§510 page 53

ARTICLE VI

<u>DESIGN STANDARDS</u>	§601 page 54
SECTION 601. <u>General</u>	§601 page 54
SECTION 602. <u>Streets, Private Streets, and Driveways</u>	§602 page 54
SECTION 603. <u>Vehicular Parking Facilities, Sidewalks and Curbs</u>	§603 page 64
SECTION 604. <u>Blocks and Lots</u>	§604 page 67
SECTION 605. <u>Building Setback Lines and Building Separation</u>	§605 page 68
SECTION 606. <u>Easements and Right-of-Ways</u>	§606 page 69
SECTION 607. <u>Survey Monuments and Markers</u>	§607 page 70
SECTION 608. <u>Stormwater Management and Floodplain Controls</u>	§608 page 70
SECTION 609. <u>Landscaping</u>	§609 page 71
SECTION 610. <u>Sanitary Sewage Disposal and Water Supply</u>	§610 page 74
SECTION 611. <u>Public Dedication of Park and Recreation Land</u>	§611 page 75
SECTION 612. <u>Refuse Collection (Dumpster) Stations</u>	§612 page 77
SECTION 613. <u>Stripping, Piling, Replacement, or Removal of Topsoil</u>	§613 page 77
SECTION 614. <u>Lighting and Lighting Plans</u>	§614 page 77
SECTION 615. <u>Supplemental Design Standards for Traditional</u>	
<u>Neighborhood Developments</u>	§615 page 83
SECTION 616. <u>Form-Based Code Regulations</u>	§616 page 85
	and Refer to Appendix 20
SECTION 617. <u>Supplemental Design Standards for General</u>	
<u>Business Gateway District</u>	§617 page 86
	and Refer to Appendix 21

ARTICLE VII

<u>MOBILE HOME PARKS</u>	§701 page 87
SECTION 701. <u>General</u>	§701 page 87
SECTION 702. <u>Lot Size and/or Density</u>	§702 page 87

SECTION 703. <u>Water Supply</u>	§703 page 87
SECTION 704. <u>Sewage Disposal</u>	§704 page 87
SECTION 705. <u>Storm Drainage, Erosion and Sedimentation and Floodplain Controls</u>	§705 page 87
SECTION 706. <u>Interior Streets</u>	§706 page 88
SECTION 707. <u>Vehicular Parking Facilities</u>	§707 page 88
SECTION 708. <u>Sidewalks</u>	§708 page 88
SECTION 709. <u>Lighting</u>	§709 page 88
SECTION 710. <u>Landscaping</u>	§710 page 88
SECTION 711. <u>Building Setbacks and Separations</u>	§711 page 88
SECTION 712. <u>Solid Waste Disposal</u>	§712 page 88

ARTICLE VIII

<u>ADMINISTRATION, ENFORCEMENT AND PENALTIES</u>	§801 page 89
SECTION 801. <u>Fees</u>	§801 page 89
SECTION 802. <u>Waivers</u>	§802 page 89
SECTION 803. <u>Application Requirements</u>	§803 page 90
SECTION 804. <u>Action on Waiver Applications</u>	§804 page 90
SECTION 805. <u>Enforcement</u>	§805 page 90
SECTION 806. <u>Penalties and Preventive Remedies</u>	§806 page 90

ARTICLE IX

<u>APPEALS, INTERPRETATION AND EFFECTIVE DATE</u>	§901 page 92
SECTION 901. <u>Appeals</u>	§901 page 92
SECTION 902. <u>Interpretation and Application of Provisions</u>	§902 page 92
SECTION 903. <u>Application of Ordinance</u>	§903 page 92
SECTION 904. <u>Construction</u>	§904 page 93
SECTION 905. <u>Severability</u>	§905 page 93
SECTION 906. <u>Effective Date</u>	§906 page 93

APPENDICES

	Page 94
1 Certificate of Accuracy (Plan)	Page 95
2 Certification of Accuracy (Survey)	Page 95
3 Storm Water Management Certification	Page 96
4 Certificate of Ownership, Acknowledgement of Plan Offer and Dedication	Page 97
5 Lititz Borough Preliminary Plan Approval Certificate	Page 100
6 Lititz Borough Final Plan Approval	Page 101
7 Lititz Borough Approval Certificate for a Lot Add-On Plan	Page 101
8 Lititz Borough Planning Commission Review Certificate	Page 102

9	Lancaster County Planning Commission Review Certificate	Page 103
10	Removed by Ordinance C-550 – November 29, 2016	
11	Application for Consideration of a Subdivision and/or Land Development Plan	Page 104
12	Notice of Acceptance of an Improvement Guarantee	Page 107
13	Required Improvements Listing (form)	Page 108
14	Application for Consideration of a Modification (Waiver)	Page 110
15	Standard Street Section Detail	Page 112
16	Standard Curb and Sidewalk Details	Page 113
17	Standard Parking Compound Details	Page 114
18	Safe Stopping Sight Distance Chart	Page 115
19	Sample Legal Documents	Page 116
20	Form-Based Code Regulations	Page 20
	Applicability	Page 20.1
	Overall Goals	Page 20.2
	Site Design Standards	
	Street Sections Typologies	Page 20.4
	Benches	Page 20.6
	Moveable Tables and Chairs	Page 20.7
	Bollards and Litter Receptacles	Page 20.8
	Bike Racks	Page 20.9
	Sidewalk Paving Materials	Page 20.10
	Crosswalks	Page 20.11
	Street Lights	Page 20.12
	Pole-Mounted Signs & Signals	Page 20.13
	Streetscape Edge	Page 20.14
	Streetscape Best Practices	Page 20.15
	Street Tree Guidelines	
	Street Tree Use and Selection	Page 20.16
	Recommended Street Tree & Buffer Plant Selections	Page 20.17
	Street Tree Placement and Spacing	Page 20.18
	Street Tree Planting Details	Page 20.19
	Street Tree Best Practices	Page 20.20
	Front Yards for Residential Neighborhoods	Page 20.21
	Streetscape Edge Treatments for Off-Street Parking Areas	Page 20.22
	Stormwater Infiltration	
	Stormwater Infiltration at Off-Street Parking Area Edges	Page 20.23
	Interior Plantings for Off-Street Parking Areas	Page 20.24
	Stormwater Infiltration within Off-Street Parking Areas	Page 20.25
	Off-Street Parking Area Best Practices	Page 20.26

	Buffer Design Guidelines	
	Planted Buffers Selection & Application	Page 20.27
	Planted Buffers for Downtown Areas	Page 20.28
	Planted Buffers for Non-Downtown Areas	Page 20.29
	Planted Buffer Examples	Page 20.30
	Buffer Design/Enhancement	Page 20.31
	Civic Art	Page 20.32
	Green Urbanism	Page 20.33
	Architectural Design	Page 20.35
	Maintenance of Improvements	Page 20.43
21	Design Standards for the General Business Gateway District	
	Overall Goals & Modifications	Page 21.3
	Architectural Design	Page 21.4
	Pedestrian Gathering Areas & Connectivity	Page 21.5
	Pier-Fence-Hedge Combination and Street Walls	Page 21.6
	Street Trees	Page 21.9
	Street Lights	Page 21.10
	Sidewalks & Crosswalks	Page 21.11
	Streetscape Amenities	Page 21.12
	Curb Cuts	Page 21.13
	Curb Bulb-outs	Page 21.14
	Gateway Features	Page 21.15
22	Downtown Lititz Master Plan	Page 22

LITITZ BOROUGH
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

November 29, 2005

Ordinance #C-444

Final Revisions: February 11, 2010
Adopted: April 27, 2010
Amended: June 19, 2013
Amended: July 29, 2014
Amended: November 29, 2016
Amended: March 27, 2018
Amended: June 29, 2021
Last Amended: July 26, 2022

7 South Broad Street Lititz, PA 17543

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE SETTING FORTH RULES, REGULATIONS, AND STANDARDS REGULATING SUBDIVISION AND LAND DEVELOPMENT WITHIN THE BOROUGH OF LITITZ, LANCASTER COUNTY, PENNSYLVANIA, PURSUANT TO THE AUTHORITY GRANTED IN ARTICLE V OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED; THE PENNSYLVANIA CLEAN STREAMS LAW, ACT OF JUNE 22, 1937, P.L. 1987, AS AMENDED, 35 P.S. SECTION 691.1 ET SEQ.; THE PENNSYLVANIA STORM WATER MANAGEMENT ACT, ACT OF OCTOBER 4, 1978, P.L. 864, NO. 167, AS AMENDED, 32 P.S. SECTION 680.1 ET SEQ.; THE PENNSYLVANIA SCENIC RIVERS ACT, ACT OF DECEMBER 5, 1972, P.L. 1277, NO. 283, 32 P.S. SECTION 820.21 ET SEQ.; AND THE FEDERAL WATER POLLUTION CONTROL ACT, COMMONLY KNOWN AS THE CLEAN WATER ACT, 33 U.S.C. SECTION 1251 ET SEQ. AND ESTABLISHING THE PROCEDURE TO BE FOLLOWED BY THE LITITZ BOROUGH PLANNING COMMISSION AND THE LITITZ BOROUGH COUNCIL IN THE APPLICATION AND ADMINISTRATION OF SAID RULES, REGULATIONS AND STANDARDS, AND PROVIDING PENALTIES AND REMEDIES FOR THE VIOLATION THEREOF.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Borough Council of Lititz Borough, Lancaster County, Pennsylvania, as follows:

ARTICLE I

TITLE - AUTHORITY

SECTION 101. Short Title. This Ordinance shall be known as "The Lititz Borough Subdivision and Land Development Ordinance of 2003."

SECTION 102. Purpose. This Subdivision and Land Development Ordinance is adopted for the following purposes:

- A. To promote and protect the public health, safety, morals, and welfare.
- B. To promote orderly, efficient, integrated, and harmonious development in the Borough.
- C. To require sites suitable for building purposes and human habitation in keeping with the standards of quality existing in the Borough and to alleviate peril from fire, flood, soil erosion, excessive noise, smoke, or other menace.
- D. To coordinate proposed streets, alleys and other improvements with existing or proposed streets, alleys, parks or other features of the Comprehensive Plan and to provide for drainage, water supply, sewage disposal, and other appropriate utility services.
- E. To encourage preservation of adequate open spaces for recreation, light and air and maintenance of the natural amenities characteristic of the Borough and its residential, commercial, agricultural, industrial, and public areas.
- F. To ensure conformance of subdivision and land development plans with the Comprehensive Plan, Zoning Ordinance, Downtown Lititz Master Plan and public improvement plans and to ensure coordination of intergovernmental improvement plans and programs.
- G. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- H. To ensure that developments are environmentally sound by requiring preservation of the natural features of the areas to be developed to maintain the economic well-being of the Borough and to prevent unnecessary or undesirable blight, runoff and pollution.
- I. To secure the protection of water resources and drainageways.
- J. To establish provisions governing the standards by which streets and alleys shall be granted and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities, and other improvements shall be installed as a condition precedent to final approval of plans.

- K. To regulate the modification of the natural terrain and alternations of existing drainage from new subdivisions, and new land developments in order to control soil erosion and sedimentation of soils and preserve stream channels and water quality; and provide design, construction and maintenance, and storm drainage facilities for controlling storm water, soil erosion, and sedimentation and maintaining the quality of the watersheds within the Borough.

SECTION 103. Authority and Jurisdiction. No land development or subdivision of any lot, tract or parcel of land shall be made and no street, alley, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

- A. The authority for the control and regulation of subdivision and land development within the Borough shall be as follows:
 - 1. Approval by the Lititz Borough Council. The Lititz Borough Council shall be vested with the authority to approve or disapprove all subdivision and land development plans.
 - 2. Review by the Lititz Borough Planning Commission. Plans for subdivision and land development shall be submitted to the Lititz Borough Planning Commission for review and report. Said submission shall take place before approval of any plans by the Borough Council.
 - 3. Review by the County Planning Commission. Plans for subdivision and land development located within Lititz Borough shall be submitted to the Lancaster County Planning Commission for review and report. Said submission shall take place before approval of any plans by Borough Council.

ARTICLE II INTERPRETATION AND DEFINITIONS

SECTION 201. General Interpretations: In this Ordinance the following rules of interpretation shall be used:

- A. The word "lot" includes the word "plat" or "parcel".
- B. Words in the present tense may imply the future tense.
- C. Words used as singular imply the plural.
- D. The masculine gender includes the feminine and neuter genders.
- E. The word "person" includes a partnership, corporation, association, trust, estate, or any other legally recognized entity as well as an individual.
- F. The word "shall" is to be interpreted as mandatory.

SECTION 202. Definitions. Unless otherwise stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Section:

ACT. The Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. (1965) 1535, No. 537, as amended, 35 P.S. Section 750.1 et seq.

Agent. Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Borough Council subdivision or land development plans for the purpose of obtaining approval thereof.

Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, fish culture, animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the principal agricultural activities.

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

Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to, an application (1) for a building permit, (2) for the approval of a subdivision, plat or plan (3) for the approval of a development plan, or (4) for the approval of an improvements construction plan.

Application Form. A form supplied by Lititz Borough for an Application for Development.

Block. An area of land surrounded by streets, or surrounded by streets and alleys.

Borough. Lititz Borough, Lancaster County, Pennsylvania, as represented by the Lititz Borough Council, or its duly authorized agents.

Borough Council. The Lititz Borough Council.

Building. A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.

Building Envelope. The building envelope is that area of the lot which has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.

Building Setback Line. The line within a property usually parallel to the right-of-way or property line), defining the required minimum distance between any enclosed structure and the adjacent street right-of-way or property line.

Front set-back line: The line across and nearest the front of a lot establishing the minimum open space to be provided between the front façade of buildings and the front line of structures, and the front lot line.

Side set-back line: The line nearest and across the side of a lot establishing the minimum open space to be provided between the side line of buildings and structures and the side lot line.

Rear set-back line: The line nearest and across the rear of a lot establishing the minimum open space to be provided between the rear line of buildings and structures and the rear lot line.

Cartway. The portion of a street or alley intended for vehicular use, including travel lanes and parking lanes but excluding shoulders, curbs and sidewalks.

Clear Sight Triangle. An area of unobstructed vision at the intersection of two (2) or more streets, access drives or alleys. It is defined by lines of sight between points at a specific distance from the intersection of the centerlines of both streets depending on speed limits. No obstructions lower than seven (7) feet nor higher than four (4) feet as measured from the nearest street shall be permitted.

Close. An accessway for counterclockwise vehicular travel, within which a green is centered, and around which buildings are located on three sides, and on-street parking is located either parallel to the curb line or in an angled parking arrangement.

COE. United States Army Corps of Engineers.

Common Driveway. A private driveway utilized by two (2) or more separate lots or dwellings for access to a public or private street.

Common Open Space. A parcel or parcels of land or an 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, not including streets, off-street parking areas and areas set aside for public facilities.

Compensatory Mitigation. A form of mitigating for wetlands lost due to construction by planning, excavating and planting a new wetland area.

Comprehensive Plan. The Comprehensive Plan adopted by Borough Council pursuant to Article III of the Pennsylvania Municipalities Planning Code which indicates the general locations recommended for the various functional classes of public works, places and structures and for the general physical development of the Borough, and includes any unit or part of such plan separately adopted and any amendment to such plan or part thereof.

County Planning Commission. The Lancaster County Planning Commission.

Cul-de-sac. A street intersecting another street at one end, and terminating at the other end with a vehicular turnaround. Cul-de-sac streets which extend to property limits and are designed for future street extension shall be known as ‘temporary- cul-de-sacs’. Cul-de-sac streets which do not extend to property limits and which are not intended for future extension shall be known as ‘permanent cul-de-sacs’.

Curb. The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic; all curbs shall be constructed in accordance with the specifications in this Ordinance or any other Ordinance enacted by the Borough Council setting requirements for the construction of roads, curbs and sidewalks.

Culvert. A structure with appurtenant works which carries a watercourse under or through an embankment or fill.

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

Density. A measure of the number of dwelling units which occupy, or may occupy, an area of land, typically expressed as dwelling units per acre.

Density, Net Residential. The number of dwelling units in relation to the land area actually in use or proposed to be used for residential purposes, exclusive of public rights-of-way, streets, sidewalks, parks, playgrounds and common open spaces.

Department of Environmental Protection (DEP). The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

Department of Transportation (PennDOT). The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

Design Speed. The speed for streets designed in accordance with this Ordinance shall

equal the proposed posted speed plus five (5) miles per hour.

Development. Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

Drainage Easement. A right granted by a landowner to a grantee, allowing the use of private land for storm water management purposes.

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.

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 or 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. A lot, other than a corner lot, fronting on two (2) streets.

Downtown Lititz Master Plan. The plan prepared by Derck & Edson, dated September 2008. (See Appendix 21.)

Drainage Facility. Any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Driveway. A private drive on a residential lot providing access between a public or private street or service lane, and a permitted use, building or structure.

Dwelling Unit. One or more rooms providing living and sanitary facilities for one family, including equipment for cooking or provisions for same.

Easement. The authorization by a property owner of a right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, within which the owner of the property shall not erect any permanent structures, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee of the easement.

Easement of Access. Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.

Engineer. A Professional Engineer licensed as such in the Commonwealth of Pennsylvania.

Engineered, Structural Soil. See “Structural Soil”.

Financial Security. A letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.

Footcandle. Unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), measurable with an illuminance meter, a.k.a. light meter.

Frontage. The horizontal or curvilinear distance along the street line upon which a lot abuts.

Full Cutoff. Attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp’s output is emitted at or above an angle 10^0 below that horizontal plane, at all lateral angles around the fixture.

Fully Shielded. Attribute of a lighting fixture provided with internal and/or external shields and louvers to prevent brightness from lamps, reflectors, refractors and lenses from causing glare at normal viewing angles.

Future Right-of-Way. (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

Glare. Excessive brightness in the field of view that is sufficiently greater than that to which the eyes are adapted to cause loss in visual performance or annoyance, so as to jeopardize health, safety or welfare.

Grade. The slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.

Gutter. That portion of a right-of-way carrying surface drainage.

Hardship. A non-economic condition not caused by the applicant or developer for which a Modification may be requested.

Holding Pond. A retention or detention pond.

Homeowners' Association. An unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners' association shall also include a condominium unit owners' association. All such associations shall comply with the requirements for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq.

Illuminance. Quantity of light, measured in footcandles.

Impervious Surface. Any surface that has been compacted or covered over with a building, structure, swimming pool, pond, or layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, rock, or clay, as well as driveways and parking areas and most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures and paved areas.

Improvements. The construction of any type of structure or pavement excluding driveways.

Lancaster County Wide Communications. The Lancaster County agency responsible for 911 emergency system service, and the dispatching of emergency services agencies within Lancaster County.

Land Development. A land development as defined by the Pennsylvania Municipalities Planning Code, as amended. Generally states as follows: any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 1. 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
 - 2. 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.
- B. A subdivision of land.

Landowner. 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 professional Landscape Architect licensed as such in the Commonwealth of Pennsylvania.

Light Trespass. Light emitted by a lighting fixture or installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.

Location Map. A map showing the site with relation to adjoining areas.

Lot. A designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be used, developed or built upon as a unit, and having frontage on a dedicated street or road.

Corner lot: A lot at the junction of and abutting on two or more intersecting streets where the interior angle of intersection does not exceed 135 degrees. A lot abutting a curved street shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than 135 degrees.

Flag lot: A lot or parcel that has been approved with access provided to the bulk of the lot by means of a narrow corridor. Said lot has less frontage on a public street than is normally required.

Interior lot: Any lot other than a corner lot.

Through lot: A lot extending between and having frontage on two streets.

Lot Area. The total horizontal area within the lot lines of a lot following exclusion of:

- A. Areas within an existing or proposed, public or private, easement or right-of-way the terms or conditions of which restrict or limit the nature, dimensional characteristics, or intensity of development or development activities within the said easement or right-of-way; and
- B. In the case of an interior lot, any right-of-way, easement or accessway connecting such interior lot to a road or street.

Lot Corner. A lot bounded on at least two (2) sides by intersecting streets, or by two (2) parts of the same street where extended lines of such streets form an interior angle of 135 degrees or less.

Lumen. As used in the context of this Ordinance, the light-output rating of a lamp (light bulb).

Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation and attachments to the required utilities. The term includes manufactured home park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days. Substitute the term manufactured home for the term mobile home.

Manufactured Home Park. A parcel of land under single ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient use. Substitute the term manufactured home park for mobile home park.

Manufactured Home Space. A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured home.

Modification. The granting of an exception to these regulations which in the opinion of the Borough Council will not be detrimental to the general welfare, impair the intent of these

regulations, conflict with the Comprehensive Plan, or conflict with the Downtown Lititz Master Plan.

Multiple Dwelling Building. A building providing separate living quarters for two (2) or more families.

Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted, December 21, 1988, P.L. 1329, No. 170 et seq., as amended from time to time.

Natural Watercourse. A natural watercourse or channel (non man-made) with a definite bed and banks which confine and conduct continuously or periodically flowing water.

Non-Residential. Any use other than single or multi-family dwellings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.

NWI. National Wetland Inventory.

Owner. The owner of record of a parcel of land.

Parking Area. An area on a lot utilized for the parking of vehicles for a single unit of occupancy.

Parking Lot. An area on a lot containing any use other than agricultural or one (1) single-family detached dwelling for the parking of three (3) or more vehicles.

Parking Space. An off-street space available for the parking of a motor vehicle and which, in this Ordinance, is held to be an area 18 feet in length and at least one hundred-sixty-two (162) square feet, exclusive of passageways and driveways appurtenant thereto and giving access thereto; and an on-street parking space that is typically parallel to a curb line and 7 feet wide by 22 feet long.

Pier. A vertical architectural element, like a column or pillar, that is used in combination with fence and plantings as shown in the Site Design Standards of the Article VI Form Based Code provisions for Streetscape Edge Treatments, or is a freestanding structure used to enunciate an entrance, intersection, or gateway.

Plan.

- A. **As-Built Plan.** A plan prepared by a Surveyor or Professional Engineer depicting dimensions and locations of all improvements as actually constructed.
- B. **Final Plan.** A complete and exact subdivision and/or land development plan, including all supplementary data specified in Section 403 of this Ordinance.
- C. **Improvement Construction Plan.** A complete and exact subdivision and/or land

development plan, prepared in accordance with Article V of this Ordinance, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.

- D. Lot Add-On Plan. A complete and exact subdivision plan including all supplementary data specified in Section 404 of this Ordinance.
- E. Preliminary Plan. A subdivision and/or land development plan including all required supplementary data specified in Section 402 of this Ordinance, showing approximate locations.
- F. Record Plan. A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Lancaster County Recorder of Deeds.
- G. Sketch Plan. An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings, with the general layout of a proposal prepared in accordance with Section 401 of this Ordinance.

Planning Commission. The Lititz Borough Planning Commission.

Planning Module for Land Development. A revision to the Borough Official Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DER regulations.

Professional Engineer. See Engineer.

Public Sewer System. A municipal sanitary sewer system approved and permitted by DER and owned by the Sewer Authority or Borough.

Public Water System. A municipal water supply facility approved and permitted by DER and owned by the Borough or a water supply facility owned by a public utility and operated in accordance with a certificate of public convenience granted by the Pennsylvania Public Utility Commission.

Quadrat. A circular or square plot of a given area used, for wetlands delineation purposes, to determine the dominant plant species within a site.

Record Drawings. Set of prints of the original facilities showing those changes made during the construction process.

Recorder of Deeds. The Recorder of Deeds in and for Lancaster County, Pennsylvania.

Redevelopment. The re-use, alteration, enlargement or extension of a building by 20% or more of the gross floor area of the building, or the alteration, enlargement or extension by 20% or more of any other site characteristics, i.e. parking, pavements or other structures.

Re-subdivision. Any subdivision or transfer of land laid out on a plan and approved by the Borough which changes or proposes to change property lines and/or public rights-of-way in a manner which deviates from the originally approved plan.

Retention Pond. A pond containing a permanent pool of water and designed to store runoff for a given storm event before releasing it at a predetermined rate.

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

Right-of-Way. The total width of any land reserved or dedicated as a street, road, or other public or semi-public purposes.

Service Lane. A type of thoroughfare servicing non-residential development, typically in the form of a drive.

Sidewalk. A pedestrian thoroughfare that is built and maintained in accordance with the Lititz Borough Zoning Ordinance, and Section 603 of this Ordinance.

Sight Distance. The length of street, measured along the centerline, which is continuously visible from any point three and one half (3 1/2) feet above the centerline.

Soil Erosion. The removal of soil particles by the action of water, wind, ice, or other geological agents.

Storm Sewer. A system of pipes, conduits, swales, or other similar structures including appurtenant works which carries intercepted runoff, and other drainage, but excludes domestic sewage and industrial wastes.

Storm Water. Drainage runoff from the land's surface resulting from precipitation, or from the melting of snow or ice.

Storm Water Management. A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwaters and groundwater recharge.

Storm Water Management Facilities. Those controls and measures used to affect a storm water management program.

Street. Any public or private right-of-way, set aside for public travel. The word "street" shall include, but not be limited to, the words "road", "highway", "thoroughfare," "alley," or "drive". The word "street" includes the entire right-of-way and is not limited to the cartway area. Unless

existing streets within the Borough are officially classified, the following general classifications will prevail:

- A. Access Drive. A private drive providing access between a street and a parking compound.
- B. Alley. A minor right-of-way, publicly or privately owned, primarily for service access to the back or side of properties.
- C. Arterial Street; Highway. A street or road which is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation. Arterial streets include all streets listed as such in the Borough Comprehensive Plan, as amended.
- D. Close. An accessway for counterclockwise vehicular travel, within which a green is centered, and around which buildings are located on three sides, and on-street parking is located either parallel to the curb line or in an angled parking arrangement.
- E. Collector Street. A street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments. Collector streets include all streets listed as such in the Borough Comprehensive Plan, as amended. Lititz Borough Subdivision and Land Development Ordinance.
- F. Driveway. A private drive providing access between a street and a parking area for up to three (3) single units of occupancy.
- G. Local Street. A street which is used primarily for access to the abutting properties. Local streets include all streets listed as such in the Borough Comprehensive Plan, as amended.
- H. Lane. A private drive providing access between a street and off-street parking facilities for at least three (3) dwelling units, but no more than seventy-six (76) units. Lanes shall provide a secondary means of access to lots, are similar to local access streets, may be designed as one-lane streets, and are generally provided where narrow lot frontages prevent development of other street types. No parking shall be permitted in such areas, and lanes should be designed to discourage through-traffic.
- I. Service Lane. A private drive servicing non-residential development.

Street Line. The street line is that line determining the limit of the street or highway right of the public, either existing or contemplated. Where a definite right-of-way width has not been established, the street line shall be assumed to be at a point twenty-five (25) feet from the centerline of the existing street.

Street Wall. The wall of a building adjoining a sidewalk near the street right-of-way; or architectural elements such as walls, piers, pillars, and colonnades, in lieu of a building wall where an existing building is set back from the Street Wall line.

Structure. Anything constructed or erected on the ground or attached to the ground including, but not limited to buildings, sheds, manufactured homes, and other similar items. This term includes any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Structural Soil(s). Soils as described and depicted in the FBC Regulations of Appendix 20.

Subdivider. A developer.

Subdivision. A subdivision of land as defined by the Municipalities Planning Code, as amended. Generally as follows: the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions 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 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Surveyor. A Professional Land Surveyor licensed as such in the Commonwealth of Pennsylvania.

Tract. One or more lots assembled for the purpose of development under provisions of this ordinance, and the Zoning Ordinance.

Transect. A line along which quadrats are placed at intervals for purposes of identifying and delineating wetlands.

Undeveloped Land. Parcels of land sufficiently sized for future subdivision, and presently in agricultural use, woodland, or a fallow state.

Waiver. (See Modification).

Wastewater Treatment Facility. A system of piping and appurtenances (not including septic tanks or sub-surface disposal systems), whether municipally or privately owned, designed for the collection and transmission of liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge.

Water Supply Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants, or institutions (not including individual on-lot wells).

Wetlands. Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows. Wetlands shall be delineated on all plans in accordance with Section 406 of this Ordinance.

ARTICLE III

PLAN PROCESSING PROCEDURES

SECTION 301. General. This article sets forth the application requirements for obtaining approval of subdivision and land developments. The form of the various plans referred to in this Article and information required to be forwarded with such plans shall be as specified in Article IV.

SECTION 302. Pre-Application Review (Sketch Plan). Applicants are urged to discuss possible development sites and plans with the Borough Planning Commission prior to formal submission of any plan. The purpose of the pre-application meeting or sketch plan review is to afford the Applicant an opportunity to receive the advice and assistance of the Borough Planning Commission. Submission of a sketch plan is optional and shall not constitute formal filing of a plan with the Borough.

Prospective Applicants submitting a pre-application plan for review by the Planning Commission should generally include those items listed in Section 401 of this Ordinance. Although all the plan information outlined by Section 401 is not required to be shown on the sketch plan, the amount of information actually provided should be proportional to the size and intensity of the proposed activity. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Borough. The Applicant shall attempt to follow any comments or concerns of the Planning Commission and staff and attempt to address these items in the preliminary plans.

SECTION 303. Formal Application. All applications for approval of a subdivision plan, land development plan, or improvement construction plan shall be made with the Borough by the Developer filing an Application Form, together with the appropriate plans, studies, reports, supporting data, and required filing fee.

SECTION 304. Acceptance for Filing.

- A. Initial Application. All applications shall be submitted to the Borough Secretary at least twenty-one calendar days (21) prior to the next regular meeting of the Borough Planning Commission. Within said twenty-one (21) days the Borough staff shall check the plans and documents to determine if on their face they are in proper form and contain all information required by this Ordinance and report their findings at the next regular meeting of the Borough Planning Commission. At their regular meeting the Borough Planning Commission shall accept the application for filing or reject the application as defective. If defective, the application shall be returned to the Applicant with a statement of rejection. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities.
- B. Amendments or Corrections to an Application. The Borough shall examine amended or corrected applications filed to determine whether such amended or corrected application results in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Borough determines that the amended or corrected

application constitutes a substantial amendment, he shall so inform the Applicant that the Borough shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Borough determines that the amended or corrected application constitutes a new plan, he shall so inform the Applicant that a new application and new fees are required.

SECTION 305. Preliminary Plan Application.

- A. Preliminary Plan Application. With the exceptions noted in Section 308 of this Ordinance, a Preliminary Plan is required for applications which propose new streets, alleys, all land development plans, and subdivision plans of three (3) or more lots. All other plans may be submitted as Final Plans in accordance with Section 306.
 - 1. Preliminary Plans may be filed with the Borough on any business day. However, the Planning Commission may review a plan at a particular meeting only if the plan was filed at least twenty-one (21) calendar days prior to that meeting.
 - 2. In addition to submitting the required material in accordance with Section 305.B, the Applicant shall file with the Borough the required number of copies of plans, supporting information and all filing fees as required by the Borough.
- B. Application Requirements. All Preliminary Plan applications shall include the following:
 - 1. Seven (7) complete copies of the Preliminary Plan, plus ten (10) 11' X 17" copies of all sheets of the Preliminary Plan. One (1) complete copy of the plan shall be submitted to the Borough Engineer prior to or on the same day the submission is delivered to the Borough office. All copies of the plans shall be paper prints. An electronic copy of the submission shall also be provided to the Borough office.
 - 2. Seven (7) copies of all notifications and certifications.
 - 3. Seven (7) copies of the Application Form (see Appendix No. 12).
 - 4. Seven (7) copies of all reports required by Section 402.E, including Architectural Elevations and renderings.
 - 5. One (1) set of the required seven (7) copies of all supporting documents shall be submitted directly to the Borough Engineer as provided for in Section 305.B.1.
 - 6. Three (3) additional copies of the Landscape Plan shall be forwarded to the Lititz Borough Shade Tree Commission for review and comment.
 - 7. One (1) additional copy of the Cover Sheet, Site Plan, Utility Plan, and Turning Movement Diagram shall be forwarded to the Warwick Emergency Services Commission for review and comment.
 - 8. Two (2) additional copies of the Cover Sheet, Utility Plan, and Water & Sewer Details shall be forwarded to the Borough's Facility Manager for review and comment.

9. All filing fees required by the Borough.

- C. **Planning Commission Review Process.** At the first meeting of the Planning Commission no action will be taken for most applications. The plan shall be considered for general comments and introduction by the Borough staff. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Borough staff, Borough Engineer, and County Planning Commission are available.
- The Planning Commission may discuss the Preliminary Plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the requirements set forth in this Ordinance. The Preliminary Plan shall then be submitted by the Planning Commission to the Borough Council together with its analysis and recommendations, including those of the Borough staff and Engineer and the County Planning Commission.
- D. **Review by the Borough Staff.**
1. The Borough Zoning Officer and/or any Borough personnel as directed by the Borough Council shall review the application documents to determine if they are in compliance with this Ordinance, the Zoning Ordinance, the Comprehensive Plan, the Downtown Lititz Master Plan and the Borough planning objectives and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Borough Council.
 2. The Borough Engineer (and the Borough's Form-Based Codes Reviewing Consultant if Form-Based Code Regulations apply) shall review the application documents to determine compliance with this Ordinance, the Borough Storm Water Management Ordinance, and any other applicable Borough Ordinances, Borough standards and good engineering practices. They shall prepare a written report of their findings and recommendations.
- E. **Borough Council Review Process.** All applications for approval of a plan shall be acted upon by the Borough Council. The Borough Council shall render its decision and communicate it to the applicant not later than the greater of the period of time required by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Planning Commission next following the date of application; provided, however, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
- Plans shall be presented by the Borough staff at the regular meeting of the Planning Commission, following acceptance of the plans by the Borough Council. Following complete review of the Planning Commission, including its recommendations, the Borough Council shall place the plan on its agenda for review and action.
- F. **Notification of Borough Council Action.** The decision of the Borough Council shall be in writing and shall be communicated to the Applicant personally or mailed to him at his

last known address not later than fifteen (15) days following the decision, or such later date as may be required by the Municipalities Planning Code.

1. When the Application is not approved in terms as filed, the decision shall specify the defects found in the Application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.
 2. Failure of the Borough Council to render a decision and communicate it to the Applicant within the time and in the manner required herein, shall be deemed an approval of the application in terms as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- G. Compliance with the Borough Council Action. If the Borough Council conditions its Preliminary Plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Borough for approval. Such data shall be submitted, and approved by to the Borough Council within ninety (90) days of their conditional approval, unless the Borough Council grants a waiver by extending the effective time period. If the applicant finds the conditions unacceptable and/or fails to submit revised data within the specified time period, the plan shall be automatically disapproved for the deficiencies outlined by the conditions of approval.
- H. Borough Council Approval and Certification. The Borough Council shall acknowledge the satisfactory compliance with all conditions, if any, of the preliminary plan approval at a regularly scheduled public meeting. In addition, at the option of the Applicant, after receipt of Preliminary Plan approval and compliance with all conditions of approval, a Preliminary Plan may be presented to the Borough for acknowledgment through a formal statement on the plan (See Appendix No. 5).
1. Approval of a Preliminary Plan application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the general arrangement of streets, alleys, lots, structures, and other planned facilities, but shall not constitute Final Plan approval. The Preliminary Plan shall not be recorded in the office of the Recorder of Deeds.

SECTION 306. Final Plan Application.

- A. Prerequisites to Filing Final Plan Application. An application for Final Plan approval may be submitted only after the following, when required as noted, have been completed:
1. The receipt of an unconditional Preliminary Plan approval in accordance with Section 305 of this Ordinance, when a Preliminary Plan approval is required.

2. The completion of the improvements required by this Ordinance in accordance with the improvement construction plan procedure stated in Section 307 of the Ordinance, when the improvements are not assured by the posting of financial security as provided in Article V of this Ordinance.

B. Final Plan Applications.

1. Final Plans may be filed with the Borough on any business day. However, the Planning Commission will review a plan at a particular meeting only if the plan was filed at least twenty-one (21) days prior to that meeting.
2. In addition to submitting the required material in accordance with Subsection 306. C of this Section, the Applicant shall file with the Borough the required number of copies of plans, supporting information and all filing fees required by the Borough.
3. The Final Plan may be submitted in phases, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved Preliminary Plan; provided that each section, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of units of occupancy or the total square footage of non-residential occupancy as depicted on the approved Preliminary Plan.
4. The Borough Council may accept a Final Plan modified to reflect a change to the site or its surroundings which occurs after the Preliminary Plan review. The Borough Council shall determine whether a modified Final Plan will be accepted or whether a new Preliminary Plan shall be submitted.

C. Application Requirements. All Final Plan applications shall include the following:

1. Seven (7) complete copies of the Final Plan, plus ten (10) 11" X 17" copies of all sheets of the Final Plan. One (1) complete copy of the plan shall be submitted to the Borough Engineer prior to or on the same day the submission is delivered to the Borough office. All copies of the plans shall be paper prints. An electronic copy of the submission shall also be provided to the Borough office.
2. Seven (7) copies of all notifications and certifications.
3. Seven (7) copies of the Application Form (see Appendix No. 12).
4. Seven (7) copies of all reports required by Section 405.E.4, including Architectural Elevations and renderings.
5. One (1) set of the required seven (7) copies of all supporting documents shall be submitted directly to the Borough Engineer as provided for in Section 306.C.1.
6. Three (3) additional copies of the Landscape Plan shall be forwarded to the Lititz Borough Shade Tree Commission for review and comment.

7. One (1) additional copy of the Cover Sheet, Site Plan, Utility Plan, and Turning Movement Diagram shall be forwarded to the Warwick Emergency Services Commission for review and comment.
 8. Two (2) additional copies of the Cover Sheet, Utility Plan, and Water & Sewer Details shall be forwarded to the Borough's Facility Manager for review and comment.
 9. All filing fees required by the Borough.
- D. Plan Requirements. All Final Plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance.
- E. Borough Action.
1. In general, the Planning Commission may review a plan at a particular meeting only if the plan was filed at least twenty-one (21) calendar days prior to that meeting. The Planning Commission shall discuss the Final Plan application with the developer or his agent at a regular meeting and will review the application to determine if it meets the requirements set forth in this Ordinance. The Final Plan application shall be submitted by the Planning Commission, together with their analysis and recommendations, to the Borough Council for consideration.
 2. All applications for approval of a Final Plan shall be acted upon by the Borough Council who shall render its decision and communicate it to the Applicant not later than ninety (90) days following the date of the regular meeting of the Borough Council next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
 3. Final Plan approval shall be effective for ninety (90) days from the date of the Borough Council's action on the Final Plan, unless the Borough Council grants a waiver by extending the effective time period of the approval. Within this time period, the Applicant shall meet all conditions of approval, if any; certify plans as specified in Section 306.H of this Ordinance; and record plans as specified in Section 306.I of this Ordinance.
- F. Notification of Borough Council Action. The decision of the Borough Council shall be in writing and shall be communicated to the Applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon. Failure of the Borough Council to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case,

failure to meet the extended time or change in manner of presentation of communication shall have like effect.

- G. Compliance with Borough Council Action. If the Borough Council conditions its Final Plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Borough for approval. Such data shall be submitted, and approved by to the Borough Council within ninety (90) days of their conditional approval, unless the Borough Council grants a waiver by extending the effective time period. If the Applicant finds the conditions unacceptable and/or fails to submit revised data within the specified time period, the plan will be automatically disapproved for the deficiencies outlined by the conditions of approval.
- H. Final Plan Certification. After the Borough Council's approval of the Final Plan and the required changes, if any, are made, the Applicant shall proceed to prepare two (2) sets of final plans which shall be either (a) mylar or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film and one (1) set of final plans which shall be a paper copy for the Borough's files. The two (2) transparent copies of the Final Plan shall be certified in the following manner: both final plans shall be presented to the Borough Council for their signatures (See Appendix No. 7). Final plans will not be signed by the Borough Council if submitted more than ninety (90) days from the Borough Council's final approval action, unless the Borough Council grants a waiver by extending the effective time period of the approval.
- I. Final Plan Recordation. Upon approval and certification of a final plan, the Applicant shall record the plan in the office of the Recorder of Deeds. Should the Applicant fail to record the Final Plan within ninety (90) days of the Borough Council's Final Plan approval, the Borough Council's action on the plan shall be null and void, unless the Borough Council grants a waiver by extending the effective time period of the approval.
 - 1. The Final Plan shall be filed with the Recorder of Deeds before proceeding with the sale of lots.
 - 2. The Final Plan shall be filed with the Recorder of Deeds before proceeding with the construction of any improvement except as provided for in Section 307 of this Ordinance.
 - 3. No subdivision or land development plan shall be recorded unless it bears the endorsement of the Borough Council.
 - 4. Proof that the Final Plan has been recorded, in a format acceptable to the Borough, shall be submitted to the Borough prior to the sale of lots. The Borough shall issue no permits until this verification is provided. Verification may include the recording receipt from the Lancaster County Recorder of Deeds along with the date recorded and the plan book and page number that the plans were recorded in.

5. An electronic copy of the recorded Final Plan shall be submitted to the Borough. The Borough shall be obliged to protect all proprietary markings and symbols on the Final Plan.
- J. Effect of Recording of Final Plan. Recording the Final Plan, after approval of the Borough Council, shall have the effect of an irrevocable offer to dedicate all streets, alleys, and other areas designated for public use, unless reserved by the landowner as provided in Section 403.E.2.e of this Ordinance. However, the approval of the Borough Council shall not impose any duty upon the Commonwealth, County or Borough concerning acceptance, maintenance or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County or Borough actually accept same by ordinance or resolution, or by entry, use or improvement.
1. The landowner may place a notation on the Final Plan to the effect that there is no offer of dedication to the public of certain designated areas, in which event the title to such area shall remain with the owner, and neither the Commonwealth, County, Borough, nor any applicable authorities shall assume any right to accept ownership of such land or right-of-way.

SECTION 307. Plans Exempted from Standard Procedures.

- A. Procedure for Processing Revised Subdivision and/or Land Development Plans. Any replatting or resubdivision of recorded or unrecorded plans, excluding lot grading plans in subdivisions, shall be considered as a new application and shall comply with all requirements of this Ordinance, except that plans may be changed, provided that in making such changes:
1. No lot or tract of land shall be created that does not meet the minimum design standards required by this Ordinance, the Zoning Ordinance, and other applicable Borough regulations.
 2. No structure shall be relocated which does not meet the minimum design standards and requirements required by this Ordinance, the Zoning Ordinance, and other Borough regulations.
 3. No increase is made in the overall density or intensity.
 4. The stormwater management facilities are not altered in a manner which affects the discharge of stormwater to an adjacent property or significantly relocates a major stormwater management facility within the project.
 5. Street and alley locations and block sizes shall not be changed.
 6. The character and land use of the original application shall be maintained.

- B. In every case where a plan alteration conforms to the above, the Applicant shall:
1. Submit to the Borough Council five (5) paper copies of the revised Final Plan, five (5) copies of the application form (See 308.B.1. 308.B.1. Appendix No. 12), plus nine (9) 11" X 17" copies of all sheets of the revised Final Plan. Upon review of the revision, the Borough Council shall, in writing, advise the applicant whether or not the revision complies with the above.
 2. If the revision complies, the Applicant shall prepare two (2) plans, which shall be either (a) mylar or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and which shall specifically identify the alteration(s) to the previously recorded plan.
 3. The Applicant shall then submit the plan to the Borough Council for signature as specified in Section 306.H of this Ordinance (See Appendix No. 7).
 4. The plans shall then be recorded as specified in Section 306.I of this Ordinance.
- C. In addition to submitting the required material, in accordance with Subsection 308.B of this section, the Applicant shall file with the Borough all filing fees.
- D. Preliminary/Final Plans. In case of a subdivision plan of not more than three (3) lots, which does not require provisions for a new street, the Applicant may at his discretion concurrently submit Preliminary Plans and Final Plans for action at the Borough Council meeting. All other plans shall be submitted in accordance with Section 305 of this Ordinance. For the purpose of interpreting this Section of the Ordinance, any remaining land shall be considered a lot.
- E. Procedure for Processing a Lot Add-On. The lease, conveyance, sale, or transfer of land for the sole purpose of increasing the lot size of an adjacent contiguous lot shall comply with the following lot add-on procedure, provided that the lot add-on does not create additional lots, or result in a nonconformity with the design standards found in Article VI of this Ordinance. In every case where a lot add-on conforms to the above, the application shall comply with the following procedures:
1. The Applicant shall submit to the Borough three (3) paper copies of a lot add-on plan prepared to the standards specified in Section 404 of this Ordinance, five (5) application forms (See Appendix No. 12), and nine (9) 11" X 17" copies of all sheets of the Lot Add-On Plan. In addition to submitting the required material, the Applicant shall provide all filing fees. Upon review of the revision, the Borough Council shall, in writing, advise the Applicant whether or not the proposal qualifies as a lot add-on.
 2. If the plan qualifies, the Applicant shall prepare two (2) plans for recording, which shall be either (a) mylar or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and an electronic copy of

the recorded plan along with one (1) set of paper copies of the plan for the Borough Council's files. The two (2) transparent copies of the plan shall be certified by the Borough Council (See Appendix No. 8). The Applicant shall record the plans with the Recorder of Deeds. These plans shall be filed with the Recorder of Deeds prior to the execution of a deed for the land.

SECTION 308. Procedure for Requesting Consideration of a Modification of Provisions of This Ordinance.

- A. Application Requirements. All requests for modifications shall only be submitted in conjunction with applications for Preliminary Plan or Final Plan approval. All requests shall be in writing (See Appendix No. 14) and shall identify:
 - 1. The specific section of this Ordinance which is requested to be modified.
 - 2. Provisions proposed as an alternate to the requirements.
 - 3. Justification for the modification. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.
 - 4. The minimum modification of an ordinance requirement that is necessary.
- B. Borough Action.
 - 1. The Planning Commission shall schedule a request for a modification for action at a regular meeting which is at least twenty-one (21) calendar days following the filing of the application by the applicant. The Planning Commission will review the request to determine (1) if compliance with the provisions of the Ordinance creates an undue hardship or appears to be unreasonable as it applies to the particular property or (2) if the Applicant demonstrates that an alternative proposal will allow for equal or better results, and take such action as it shall deem necessary or advisable in the public interest.
 - 2. The request for a modification and accompanying documentation shall be submitted by the Planning Commission, together with its analysis and recommendations, to the Borough Council for consideration. All applications for approval of a modification shall be acted upon by the Borough Council who shall render its decision and communicate it to the Applicant, in accordance with the requirements of the Municipalities Planning Code.
- C. Notification of Action of Borough Council. After the meeting at which the modification is reviewed, the Borough Council shall send a written notice of the Borough Council's action to the Applicant at his last known address not later than fifteen (15) days following the decision. If the Borough Council denies the request, the Borough Council shall notify the Applicant, in writing, of the justification for denial. If the Borough Council grants the

requests, the final plan shall include a note which identifies the specific modification as granted.

ARTICLE IV

INFORMATION TO BE SHOWN ON OR SUBMITTED WITH
SUBDIVISION AND LAND DEVELOPMENT PLANS

SECTION 401. Sketch Plans. These plans should include features of the Borough's Comprehensive Plan, such as the future land use plan, thoroughfares plan, community facilities plan, or of any plans of the Borough, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A site analysis shall be provided which highlights man-made and natural features. The analysis should including general information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the site and nearby areas which may be impacted by the proposed development and land use. The sketch plan shall also include the following specific information:

- A. Name and address of the developer (if applicable), landowner, and Applicant.
- B. Name of the individual and/or the firm that prepared the plan.
- C. Location map with sufficient information to enable the Borough to locate the property.
- D. North arrow.
- E. Approximate tract boundaries.
- F. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within 200 feet of the tract.
- G. Existing buildings and existing utilities on the lot.
- H. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
- I. Statement explaining the methods of water supply and sewage disposal to be used.
- J. Streets on and adjacent to the tract.
- K. The proposed street and lot layout.
- L. In the case of a land development plan, the proposed location and size of all buildings, parking lots, and other planned features.

SECTION 402. Preliminary Plans. Preliminary subdivision plans and/or land development plans shall be prepared by an Engineer, Surveyor, or Landscape Architect licensed to practice in the Commonwealth of Pennsylvania. The Preliminary Plan shall show, be accompanied by, or be prepared in accordance with the following:

A. Drafting Standards.

1. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
2. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
3. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
4. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than thirty six by forty eight (36 x 48) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g. Sheet 1 of 5). Additionally, provide nine (9) 11" X 17" copies of all sheets of the Preliminary Plan shall be provided.
5. Plans shall be legible in every detail.
6. Plans shall be accurate in every detail. All plan requirements within this section shall be accurately represented in reports, drawings, etc. Failure to provide accurate plans shall result in disapproval of the application.

B. Location and Identification.

1. The proposed project name or identifying title. The plan title must clearly state if it is a Preliminary Plan or Final Plan.
2. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within 200 feet of the tract.
3. The name and address of the Applicant, the landowner of the tract (or his authorized agent), the developer/subdivider, and the firm that prepared the plans.
4. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
5. A north arrow, graphic scale and written scale.

6. The entire existing tract boundary with bearing and distances. (If it is the intention of the landowner to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed-plotting and may be drawn at any legible scale; if the retained lot has a lot area of ten (10) or less acres, shall be described to the accuracy of the requirements of this Ordinance). In the case of lot add-on plans, the boundary of the receiving lot shall also be identified as a deed plotting and may be drawn at any legible scale.
7. The total acreage of the entire existing tract.
8. The location of existing lot line markers along the perimeter of the entire existing tract.
9. The district, lot size and/or density requirements of the Borough Zoning Ordinance.
10. A location map, drawn to scale, relating the subdivision or land development to at least two (2) intersections of street centerlines, including the approximate distance to the intersection of centerlines of the nearest improved street intersection.
11. Source of title, deed, book, page, plan book (if applicable), and tax map number.

C. Existing Features.

1. Existing contours shall be shown at a minimum vertical interval of one (1) foot for land with average natural slope of three (3) percent or less, two (2) feet for land with average natural slope of three (3) percent and greater. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. Contours plotted by interpolation of the United States Geological Survey 7.5' mapping shall not be accepted.
2. The names of all adjacent landowners; both adjoining and across existing rights-of-way along with the plan book record numbers of all previously recorded plans for adjacent properties.
3. The following items when located within two hundred (200) feet of the subject tract:
 - a. The location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.
 - b. The location of the following features and any related right-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water collection, conveyance and management facilities.
 - c. The location of existing rights-of-way and easements for electric, gas and

oil transmission lines, and railroads.

- d. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic resources, cemetery or burial sites, archaeologic sites, highly erosive soils, and wooded areas.

4. The following items when located within the subject tract:

- a. The location, name and dimensions of existing rights-of-way and cartways for streets, alleys, lanes, service lanes and driveways.
- b. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water management facilities.
- c. The location of existing rights-of-way for electric, gas and oil transmission lines, and railroads.
- d. The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
- e. The location and size of existing on-lot sewage systems and wells.
- f. Significant environmental or topographic features such as quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils, and wooded areas.
- g. The location of wetlands and subsequent data or information required by Section 406 of this Ordinance.
- h. The location of all floodplains as outlined by the Zoning Ordinance.
- i. Any features shown on the Official Map of Lititz Borough.

D. Plan Information.

- 1. The layout of streets, alleys, lanes, service drives and sidewalks, including cartway and right-of-way widths.
- 2. The layout of lots with approximate dimensions.
- 3. Block and lot numbers in consecutive order (e.g. Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).

4. The location and configuration of proposed buildings, parking lots, streets, alleys, service lanes, driveways, common open space, recreational areas, and all other significant planned facilities.
5. Total number of lots, units of occupancy, density, and proposed land use. If a mixed use is proposed, the location of each land use.
6. Easements and rights-of-way.
7. Building setback line and building envelope.
8. Identification of buildings proposed to be demolished.
9. Typical street cross-section for each proposed public or private street and typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
10. Street centerline profile for each proposed public or private street shown on the Preliminary Plan including corresponding centerline stationing.
11. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities. This information shall include the approximate size, vertical location and horizontal location.
12. Storm water management data and plans designed in accordance with the Borough Storm Water Management Ordinance, as amended. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Borough Council shall make the final determination on the design criteria, methodology and form of presentation.
13. A statement on the plan indicating any zoning amendment, special exception, variance, or conditional use approvals, if applicable.
14. A statement on the plan indicating any existing or proposed ~~waivers~~ modifications granted by the Borough Council.
15. Proposed street names.
16. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.

17. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map profiles and supporting data, soil type or local historical record; the developer shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and soil erosion control facilities;
18. Location of all percolation test holes, deep probe holes and proposed well locations, if applicable.
19. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance.
20. The location of all deciduous trees larger than three (3) inches in caliper and evergreen trees six (6) feet or larger in height, and/or woodlands on the site and location of trees and/or woodland to be removed.
21. Where the Preliminary Plan covers only a part of an intended larger development, a sketch plan of the future development, in a form suitable to the execution of the feasibility report on sewer and water facilities for the unsubmitted part shall be furnished. The street system of the plan under consideration may be subject to review, and the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
22. In case of a Preliminary Plan calling for the installation of improvements beyond a five (5) year period, a schedule delineating all proposed phases as well as deadlines within which applications for Final Plan approval of each phase are intended to be filed shall be provided. Each phase in any residential subdivision or land development, except for the last phase, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as depicted on the Preliminary Plan.
23. An exhibit depicting turning movements of the largest vehicle expected to traverse the site.
24. Proposed lighting.

E. Certificates, Notifications and Reports.

1. Certificates. The following certificates shall be provided on Sheet 1 of the submitted plans:
 - a. Certificate of Review by the Borough Planning Commission (See Appendix No. 8).
 - b. Certificate for approval by the Borough Council (See Appendix No. 5).

- c. Certificate, signature and seal of the Surveyor to the effect that the survey is correct (See Appendix No. 2).
- d. Certificate, signature and seal of a Professional Engineer or Landscape Architect, to the effect that the plan is correct (See Appendix No. 1).
- e. Certificate, signature and seal of a Professional Engineer or Landscape Architect, indicating compliance with the storm water management provisions of the Borough Storm Water Management Ordinance, as amended (See Appendix No. 3).

2. Notifications.

- a. Where the tract described in the application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the Applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any conditions regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
- b. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

3. Reports.

- a. A hydrologic report as described by Section 402.D.12 and 608 of this Ordinance.
- b. A traffic impact report as described in Section 405 of this Ordinance.
- c. A wetland report as described in Section 406 of this Ordinance.
- d. Copies of all decisions rendered by the Zoning Hearing Board or Borough Council, as applicable, when the proposed use is permitted by special exception or conditional use, or where a variance has been granted.

F. Filing Fee. The Preliminary Plan shall be accompanied by a check or money order drawn to the order of the Borough in an amount specified on the Fee Schedule adopted by the Borough Council.

SECTION 403. Final Plans. Final subdivision and/or final land development plans shall be prepared by an Engineer, Surveyor, or Landscape Architect licensed to practice in the

Commonwealth of Pennsylvania. The Final Plan shall be accompanied by, or prepared in accordance with the following:

- A. **Drafting Standards.** The same standards shall be required for a Final Plan as specified for a Preliminary Plan in Section 402.A of this Ordinance. The plan shall be clearly and legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch. Additionally, all plan submissions shall be accompanied by nine (9) 11" X 17" copies of all sheets of the Final Plan.
- B. **Location and Identification.** The same standards shall be required for a Final Plan as specified for a Preliminary Plan in Section 402.B of this Ordinance.
- C. **Existing Features.** The same standards shall be required for a Final Plan as specified for a Preliminary Plan in Section 402.C of this Ordinance.
- D. **Plan Information.**
 - 1. Complete description of the centerline and right-of-way line for all new streets, whether public or private, and alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord.
 - 2. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings, and distances. Along existing street rights-of-way the description may utilize the existing deed lines or street centerlines; along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines.
 - 3. Block and lot numbers in consecutive order (e.g. Block "A", Lots 1 through 10; Block "B" Lots 11 through 22).
 - 4. The location and configuration of proposed buildings, parking lots, streets, alleys, lanes, service lanes, driveways, recreational areas, and all other significant planned facilities.
 - 5. Total number of lots, units of occupancy, density, and proposed land use. If a mixed use is proposed, the location of each land use.
 - 6. Easements and rights-of-way.
 - 7. Building setback line and building envelope.
 - 8. Identification of buildings proposed to be demolished.
 - 9. Typical street cross-section for proposed public or private streets and alleys and a typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.

10. Final vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer, and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole locations and size and type of material. This information may be provided on separate sheets and is not subject to recording with the final plans.
11. Final street names.
12. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.
13. A detailed grading plan. The grading plan shall include finished grades and ground floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plans.
14. Identification of any lands to be dedicated or reserved for public, semi-public or community use, and any features shown on the Official Map of Lititz Borough.
15. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height, and number of lots and units in the proposed subdivision or land development along with the proposals for each of these parameters.
16. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map (profiles), soil type or local historical record; the applicant shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and soil erosion control facilities.
17. In the case of a plan which requires access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note:
"A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the 'State Highway Law', before access to a state highway is permitted. Access to the state highway shall be as authorized by a Highway Occupancy Permit, and the Borough Council' approval of this plan in no way implies that such a permit can be acquired."
18. A statement on the plan indicating the granting of zoning amendment, special exception or variance, if applicable, along with waivers or conditional use approvals granted by the Borough Council.

19. Storm water management data and plans designed in accordance with the Lititz Borough Storm Water Management Ordinance, as amended. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Borough Council shall make the final determination on the design criteria, methodology and form of presentation.
20. A complete Landscape Plan, prepared by a Landscape Architect, showing the location, size and type of all plant material required by provisions of the Zoning Ordinance or any other applicable Borough regulations, including but not limited to, screening, buffer planting, parking lot landscaping, replacement trees, and street trees. The Landscape Plan shall be provided on a separate sheet or sheets and shall include all plans, narratives, notes, sketches, diagrams, plant lists, details, etc. required by this Ordinance, the Zoning Ordinance, and other applicable ordinances.
21. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.F of this Ordinance.
22. The location of all deciduous trees larger than three (3) inches in caliper and evergreen trees six (6) feet or larger in height, and/or woodlands on the site and location of trees and/or woodland to be removed.
23. A detailed schedule of inspections, as generally outlined by Section 505 of this Ordinance, which is tailored for the site under consideration.
24. A tabulation of the number of parking spaces provided indicating that the number provided complies with the Zoning Ordinance.
25. An exhibit depicting turning movements of the largest vehicle expected to traverse the site.
26. Proposed lighting.

E. Certificates, Notifications and Reports.

1. Certificates. The following certificates shall be provided on Sheet 1 of the submitted plans:
 - a. Certificate, signature and seal of a Professional Engineer or Landscape Architect, to the effect that the plan is correct (See Appendix No. 1).
 - b. Certificate, signature and seal of the Surveyor to the effect that the survey is correct. (See Appendix No. 2).

- c. Certificate, signature and seal of a Professional Engineer, indicating compliance with the provisions of the Borough Storm Water Management Ordinance (See Appendix No. 3).
- d. Certificate of review by the Planning Commission (See Appendix No. 8).
- e. Certificate for approval by the Borough Council (See Appendix No. 6).
- f. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use. (See Appendix No. 4). This shall be dated following the last change or revision to said plan.
- g. Certification of review by the County Planning Commission (See Appendix No. 9).

2. Notifications.

- a. Notification from DEP that approval of the sewer facility plan revision (plan revision module for land development) or supplement has been granted or notice from DEP that such approval is not required.
- b. Where the tract described in the subject application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
- c. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.
- d. Notification from the Borough, Postmaster, and County-Wide

Communications that the proposed street names are acceptable.

- e. A note placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- f. Written notice from the Borough Engineer that all proposed improvements have been designed to the standards of the Borough and that financial guarantees in a form suitable to the Borough Council have been received. (See Appendices No. 12 and 13 and Article V). When the Applicant posts financial guarantee in lieu of completion of the improvements, the Final Plan shall be accompanied by a completed improvement guarantee agreement. General examples of these agreements are provided in Appendix No. 19.
- g. Such written notices of approval as required by this Ordinance, including written notices approving the water supply systems, sanitary sewage systems and storm water runoff to adjacent properties.
- h. The submission of a controlling agreement in accordance with Section 602.I when an application proposes to establish a street which is not offered for dedication to public use.
- i. Notification from the appropriate state and federal agencies that permits have been issued, or are not required, for any proposed activities within streams, wetlands or any other state or federally regulated body of water. These permits include, but are not limited to, Floodplain Encroachment Permits, Dam Safety Permits, Earth Disturbance Permits, Stream Encroachment Permits, and General Permits. When the Final Plan is submitted in sections, the above notifications for all applicable activities on the entire site, shown on the approved Preliminary Plan shall be provided upon submittal of the first final phase of the project.
- j. A Pennsylvania Department of Transportation Highway Occupancy Permit for any storm water management facility proposed within the right-of-way of a state road.
- k. Receipt of approvals or permits from the appropriate agency for the Soil Erosion and Sedimentation Control Plan.

3. Reports.

- a. A final hydrologic report as described by the Borough Storm Water Management ordinance, as amended.
- b. A traffic evaluation report as described in Section 405 of this Ordinance.

- c. A wetland report as described in Section 406 of this Ordinance.
 - d. Copies of all decisions rendered by the Zoning Hearing Board or Borough Council, as applicable, when the proposed use is permitted by special exception or conditional use, or where a variance has been granted.
- 4. Additional information required for Traditional Neighborhood Development.
 - a. As per Chapters 51-54, Title 68 (Real and Personal Property) of the Unconsolidated Pennsylvania Statutes, persons owning an interest in a Planned Community, including Traditional Neighborhood Development, which includes subdivisions that have common and/or controlled facilities and/or real estate (e.g., private streets – service lanes, stormwater facilities, open space – recreational lands and facilities, etc.) are required to pay an annual assessment for the administration, improvement, insurance, maintenance, repair, taxes, and use of common and/or controlled facilities and/or real estate. In these Planned Communities, persons may also be subject to such other covenants, easements, or restrictions. In these situations, the developer, Declarant, and person(s) holding an interest in the affected lands need to record a formal Declaration and By-law, consistent with the requirements of the applicable statutes, for the administration and management of the Homeowners Association. The municipality and Applicant shall ensure that the applicable generic draft agreements, by-law, covenants, Declaration, and deeds are prepared and recorded in keeping with the applicable statutes.
 - b. Open Space Lands Ownership and Management Plan for all subdivisions and land developments which include open space lands. Using the final plan as a base map, the boundaries, acreage and proposed ownership of all proposed greenway areas shall be shown. In addition, the Applicant shall also submit an Open Space Ownership and Management Plan detailing the entities responsible for maintaining various elements of the property, and describing management.
- F. Filing Fee. The final plan shall be accompanied by a check or money order drawn to the order of the Borough in an amount specified on the fee schedule adopted by the Borough Council.

SECTION 404. Lot Add-On Plans. Lot add-on plans shall be prepared by a qualified person and shall include the following information:

- A. Drafting Standards. The same standards shall be required for a lot add-on plan as specified for a Preliminary Plan in Section 402.A of this Ordinance.
- B. Location and Identification. The same standards shall be required for a lot add-on plan as specified for a Preliminary Plan in Section 402.B of this Ordinance.

- C. Existing Features. The same standards shall be required for a lot add-on plan as specified for a Preliminary Plan in Section 402.C of this Ordinance.
- D. Plan Information. The same standards shall be required for a lot add-on plan as specified for a Final Plan in Section 403.D of this Ordinance.
- E. Certificates. The following certificates shall be provided on Sheet 1 of the submitted plans.
 - 1. Certificate, signature and seal of a Surveyor to the effect that the survey is correct (See Appendix 2).
 - 2. Certificate for approval by the Borough Council (See Appendix No. 8).
 - 3. A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, to the effect that the subdivision or land development shown on the plan is the act and the deed of the owner, that all those signing are all the owners of the property shown on the survey and plan, and that they desire the same to be recorded as such (See Appendix No. 4).
 - 4. Certification of review by the County Planning Commission (See Appendix No. 10).
- F. Filing Fee. The plan shall also be accompanied by a check or money order drawn to the Borough in an amount specified on the **Fee Schedule** adopted by the Borough Council.

SECTION 405. Traffic Impact Study. All residential developments or subdivisions containing twenty (20) or more dwelling units and all non-residential subdivisions or land developments (with the exception of agricultural development) with buildings containing in excess of ten thousand (10,000) square feet of space shall provide studies and reports in accordance with the requirements of this Section. All applicants with developments which do not meet the above stated criteria shall submit the information required in Section 405.B.

- A. The Applicant shall be responsible for assessing the traffic impacts associated with a proposed land development which meets any condition set forth above. The Borough will review the Applicant's assessment and supply available data upon request to aid the Applicant in preparing the study. The Applicant shall be responsible for all data collection efforts required in preparing a traffic impact study including peak period turning movement counts. In addition, the Applicant shall be responsible for ensuring that any submitted land development plans meet the minimum state and local standards for geometric design. The study shall be conducted only by a Professional Engineer that has verifiable experience in traffic engineering. Upon submission of a draft study, the

Borough may review the data sources, methods and findings and provide comments in written form. The Applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.

- B. **Traffic Impact Study Contents.** A traffic impact study prepared for a specific land development proposal shall follow the basic format shown below. Additions or modifications should be made for a specific site, when appropriate. This basic format allows for a comprehensive understanding of the existing site, future conditions without the proposed use and the impacts associated with the proposed land development plan. Following is a brief narrative for each section of a traffic impact study.

1. **Introduction.** This section shall identify the land use and transportation setting for the site and its surrounding area.
 - a. **Site and study area boundaries.** A brief description of the size of the land parcel, general terrain features, legal right-of-way lines of the highway, and the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the site and are included in the study area shall be identified. The exact limits of the study area shall be based on engineering judgment and an understanding of existing traffic conditions at the site. In all instances, however, the study limits shall be mutually agreed upon by the developer, its engineer and the Borough.
 - b. **Site description.** This section should contain a brief narrative which describes the proposed land development in terms of its function, size and near and long term growth potential. This description should be supplemented by a sketch which clearly shows the proposed land development within the site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.
 - c. **Existing and proposed site uses.** The existing and proposed uses of the site shall be identified in terms of the various zoning categories in the jurisdiction. In addition, identify the specific use on which the request is made since a number of uses may be permitted under the existing ordinances.
 - d. **Existing and proposed nearby uses.** A complete description of the existing land uses in the vicinity of the site as well as their current zoning shall be included. The Applicant should also state the proposed uses for adjacent land, if known. This latter item is especially important where large tracts of underdeveloped land are in the vicinity of the site and within the prescribed study area.
 - e. **Existing and proposed roadways and intersections.** Within the study area, describe existing roadways and intersections (geometrics and traffic signal

control) as well as improvements contemplated by government agencies.

2. Analysis of Existing Conditions. This section shall describe the results of the volume/capacity analysis to be completed for the roadways and intersections in the vicinity of the site under existing conditions as well as any data collection efforts that are required.
 - a. Daily and peak hour(s) traffic volumes. Provide schematic diagrams depicting daily and peak hour(s) traffic volumes for roadways within the study area. Turning movement and mainline volumes are to be presented for the three (3) peak hour conditions (AM, PM and site generated) while only mainline volumes are required to reflect daily traffic volumes. Include the source and/or method of computation for all traffic volumes.
 - b. Volume/capacity analyses. Utilizing techniques described in the Highway Capacity Manual or derivative nomographs, include an assessment of the relative balance between roadway volumes and capacity. Perform the analysis for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.
 - c. Level of service. Based on the results obtained in the previous section, levels of service (A through F) are to be computed and presented. This section should also include a description of typical operating conditions at each level of service.
3. Analysis of Future Conditions Without Development. This section shall describes the anticipated traffic volumes in the future and the ability of the roadway network to accommodate this traffic without the proposed zoning, subdivision, or land development request. The future year(s) for which projections are made will be specified by the Borough and will be dependent on the timing of the proposed development.
 - a. Daily and peak hour(s) traffic volume. Clearly indicate the method and assumptions used to forecast future traffic volumes in order that the Borough can duplicate these calculations. The schematic diagrams depicting future traffic volumes will be similar to those described in Section 2.a. in terms of locations and times (daily and peak hours).
 - b. Volume/capacity analyses. Describe the ability of the existing roadway system to accommodate future traffic (without site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.
 - c. Levels of service. Based on the results obtained in the previous section, determine levels of service (A through F).

4. Trip Generation. Identify the amount of traffic generated by the site for daily and the three (3) peak conditions. Trip generation shall be based on published trip rates in the latest edition of Trip Generation, Institute of Transportation Engineers.
5. Trip Distribution. Identify the direction of approach for site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work shall be clearly stated in order that the Borough can replicate these results.
6. Traffic Assignment. Describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes shall then be combined with anticipated traffic volumes from Section 3 to describe mainline and turning movement volumes for future conditions with the site developed as the Applicant proposes.
7. Analysis of Future Conditions With Development. This section shall describes the adequacy of the roadway system to accommodate future traffic with development of the site.
 - a. Daily and peak hour(s) traffic volumes. Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.
 - b. Volume/capacity analyses. Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed, similar to Sections 2.b. and 3.b.
 - c. Levels of service. As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system.
 - d. Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.
8. Recommended Improvements. In the event that the analysis indicates unsatisfactory levels of service will occur on study area roadways, a description of proposed improvements to remedy deficiencies should be included in this section. These proposals would not include committed projects by the state and local jurisdictions which were described in Section 1 and reflected in the analysis contained in Sections 2 and 3.
 - a. Proposed recommended improvements. Describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, sources of funding, timing, and likelihood of implementation.

- b. Volume/capacity analyses. Another iteration of the volume/capacity analysis will be described which demonstrates the anticipated results of making these improvements.
 - c. Levels of service. As a result of the revised volume/capacity analysis presented in the previous section, present levels of service for the highway system with improvements.
- 9. Conclusion. The last section of the report shall be a clear concise description of the study findings. This concluding section shall serve as an executive summary.

SECTION 406. Wetlands Study.

- A. The Applicant shall submit five (5) copies of a wetland study with the submittal of all subdivision and land development plans. The purpose of the study shall be to determine the presence and extent of wetlands on the site.
- B. The study shall be performed by a qualified wetland scientist. Qualified individuals should possess a minimum of a bachelor's degree in hydrology, geology, biology, botany, zoology, ecology, or environmental sciences. The Borough reserves the right, in as much as no recognized certification program exists for wetland scientists, to determine the qualification of those preparing wetland delineations. Should a state or federal wetland scientist certification program be established, the Borough shall consider only those certified individuals qualified to perform delineations.
- C. Requirements for Wetland Studies:
 - 1. Delineations should follow the procedures outlined in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, and any subsequent amendments.
 - 2. Delineations shall be supported by reports. The report shall contain the following sections:
 - a. Introduction. Description of the physical features of the site, its location and the proposed plans for the site.
 - b. Methods. Description of the methods used for the wetlands survey, with particular emphasis on any deviation from the outlined federal method. Relevant information includes the date of the field studies, the number of transects and plots used, the size of vegetation quadrants employed, the size of soil pits used, taxonomic references used, and the disposition of any voucher specimens.

- c. Results and Discussion. Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the site shall be discussed. Any problem areas shall be thoroughly treated.
 - d. Conclusions. The extent of wetlands on the site shall be discussed. The impact of the proposed project on these wetlands shall also be considered.
- 3. Appendices or tables that shall be included in the report include:
 - a. Site location map (USGS 7.5' Quadrangle shall suffice).
 - b. NWI map.
 - c. Soil survey map with soil descriptions.
 - d. Data sheets for each plot.
 - e. Wetland boundary map. Wetland boundaries shall be surveyed by a Surveyor and shown on a plan of appropriate scale. The limits of the wetland study shall be clearly shown. The plan shall also show the location of all plots and/or transects used in the study, the date of the delineation, a statement of the method used for the study, the name of the consulting firm which performed the delineation, the name of the Surveyor, and a disclaimer statement indicating no wetland boundary is considered jurisdictional until approved by DEP and COE.
 - f. Color photos of wetlands areas on the site, with locations and directions of view keyed to the wetland boundary map.
 - g. Resumes of the wetland scientist(s) who performed the delineation.
- D. For sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report shall contain the introductory material, the methods section and a discussion of the result of the study. Site location, NWI and soil maps shall also be provided.
- E. All subdivision plans shall contain notes for future lot owners. The wetland boundary on each lot shall be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states state and federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. The note shall also state that refusal of such a permit may restrict some uses of all or portions of the lot.
- F. Compensatory mitigation projects required as part of state or federal permits shall be

shown on the subdivision plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property which includes the mitigation area may not be altered, and is considered a jurisdictional wetland by the state and federal governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term viability of wetland mitigation efforts, the Borough discourages multiple ownership of mitigation areas. Ownership by one individual or a Homeowners Association is encouraged. Owners of the wetland mitigation areas shall be clearly identified to the Borough.

- G. The Borough reserves the right to reject any submitted wetland delineations. Should the Borough feel the actual wetland area differs from that shown on the subdivision or land development plan, the Borough has the right to secure, at the developer's expense, qualified personnel to check the delineation and redraw the boundary as necessary. Should the developer subsequently disagree with the Borough's delineation, a jurisdictional delineation by DEP and COE shall be requested. Any charges for the jurisdictional delineation shall be the responsibility of the developer.
- H. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet outside the delineated boundary, prior to any construction or issuance of building permits. The fence shall be properly maintained until all occupancy permits have been issued and/or for the extent of all construction. The applicant shall obtain any necessary Zoning Hearing Board approvals for fence within the floodplain.

ARTICLE V

IMPROVEMENT CONSTRUCTION ASSURANCES

SECTION 501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval.

- A. No plan shall be finally approved unless the streets and alleys shown on such plan have been improved as may be required by this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, storm water management facilities, or other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance, except that the surface course of streets and alleys shall not be completed until such time as ninety (90) percent of the lots in the subdivision or land development have been improved by the construction of a residential dwelling, commercial structure, industrial structure, or other non-residential structure. For the purpose of this article, an improved lot shall be considered completed when all building construction and site improvements are finished to the point that in the opinion of the Borough, a Certificate of Occupancy could be issued. In lieu of completion of the surface course of streets and alleys as well as in lieu of completion of other improvements required as a condition for Final Plan approval of a plan, at the discretion of the developer, such developer may deposit with the Borough a letter of credit, or other financial security authorized by the Municipalities Planning Code and acceptable to the Borough Council in an amount equal to one hundred ten (110) percent of the estimated cost of the required improvements at a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer. The estimated cost of the surface course shall be computed separately from the estimated cost of completing the other improvements and shall be based upon the developer's projected timetable for completion of the development.
- B. The amount of financial security required by the Borough shall be based upon an estimate of the cost of the improvements, submitted by a developer and prepared by a Professional Engineer and certified by such engineer to be a fair and reasonable estimate of such cost. The Borough, upon the recommendation of the Borough Engineer, may refuse to accept such estimate for good cause shown. If the developer and the Borough are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Borough and the developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Borough and the developer.
- C. Annually the Borough may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the ninetieth (90th) day after either date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Borough may require

the developer to post additional security in order to insure that the financial security equals one hundred ten (110) percent of the estimated cost of the Borough completing the improvements at a time ninety (90) days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. Any additional security shall be posted by the developer within thirty (30) days after being notified of the same. The amount of financial security required by the Authority shall be computed in accordance with the Authority's rules and regulations.

- D. As the work of installing the required improvements proceeds, the party posting the financial security may request the Borough to release or authorize the release from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Borough Council, and the Borough Council shall have forty-five (45) days from the receipt of such request to allow the Borough Engineer to certify, in writing, to the Borough Council that such portion of the work has been completed in accordance with the approved plan. Upon such certification, the Borough Council shall authorize release from the required financial security of an amount as estimated by the Borough Engineer as representing the value of the work completed.
- E. The value of the work completed shall be determined by subtracting one hundred ten (110) percent of the estimated cost of the completion of the remaining uncompleted work from the total amount of security deposited.
- F. At such time as ninety (90) percent of the lots in the subdivision have been improved as set forth above, or if at the expiration of three (3) years from the date all of the improvements excepting the surface course has been completed, less than ninety (90) percent of the lots have been so improved, the Borough may notify the developer to complete the surface course within sixty (60) days from the date of such notice. In computing the sixty (60) day requirement, the period from October 1 to April 1 shall not be counted.
- G. If at the time the surface course is completed, ninety (90) percent of the lots are not improved as set forth above, the developer must post with the Borough financial security in an amount equal to fifteen (15) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street will not occur during the completion of the improvements on the unimproved lots in such developer's subdivision or land development. The Borough shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Borough.

SECTION 502. Effect of Plan Recording on Dedication and Reservations. Recording of the final plan after approval of the Borough Council has the effect of an irrevocable offer to:

- A. Dedicate all streets and other public ways to public use, unless such streets are indicated on said plan as private streets.
- B. Dedicate all neighborhood parks and all areas shown on the plan as being local recreation Sites and open space to public use.

SECTION 503. Release from Financial Security.

- A. When the developer has completed all of the improvements as shown on the final plans, the developer shall notify the Borough Council, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the engineer responsible for the design of the improvements that they have been installed as designed, and shall send copies of the notice and certification to the Borough Engineer. The Borough Council shall, within thirty (30) days after receipt of such notice, direct and authorize the Borough Engineer to inspect all of the aforesaid improvements. The Borough Engineer shall thereupon file a report, in writing, with the Borough Council and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Borough Engineer of the aforesaid authorization from the Borough Council, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Borough Engineer, said report shall contain a statement of the reasons for such non-approval or rejection. Improvements shall not be considered completed unless the developer can demonstrate compliance with the requirements of this Ordinance, and all other applicable ordinances, statutes and regulations. Improvements shall also not be considered complete until As-Built Plans of all improvements to be dedicated to the Borough and of all streets, whether or not such streets shall be dedicated, have been submitted to the Borough. If storm water infiltration is proposed, post construction infiltration testing shall be conducted prior to the release of financial security.
- B. The Borough Council shall notify the developer within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail, of its action with relation thereto. If the Borough Council or Borough Engineer fails to comply with the time limitation provisions contained herein, or such time limitations as contained in the Municipalities Planning Code, whichever requirements shall contain a longer time period for action by the Borough, all improvements will be deemed to have been approved and the developer's posted financial security shall be released.
- C. If any portion of the said improvements shall not be approved or shall be rejected by the Borough Council, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- D. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Borough Council or Borough Engineer.

SECTION 504. Remedies to Effect Completion of Improvements. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved Final Plan, the Borough Council may enforce any letter of credit or other financial security by appropriate legal and equitable remedies. If proceeds of such financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Borough Council may, at its option, install such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action or recover the monies necessary to complete the remainder of the improvements. All the proceeds, after deducting the costs of collection, whether resulting from the financial security or from any legal or equitable action brought against the developer or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Borough purpose.

SECTION 505. Inspection During Construction. The Borough shall inspect the improvements during construction. The developer shall pay the cost of any such inspection in accordance with the provisions of Article V of the Municipalities Planning Code. The developer shall provide at least twenty-four (24) hours notice prior to the start of construction of any improvements that are subject to inspection. All inspections of completed items shall be requested, in writing, at least forty-eight (48) hours in advance of the inspection time and date.

The following phases of site construction shall have mandatory inspection. This list of phases may be amended by mutual agreement of the Borough and developer when the site requires special construction procedures. The inspection schedule shall be recorded with the Final Plan or shown on the approved improvement construction plan.

A. General Site Construction.

1. Upon completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil and construction of temporary soil erosion and sedimentation control devices.
2. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and groundcovers.
3. During the construction of permanent storm water management and BMP facilities. All storm sewers, culverts, etc. shall be inspected prior to backfilling.
4. During construction of sanitary sewers and appurtenances, all sanitary sewers shall be constructed and inspected in accordance with Borough specifications.
5. Upon the final completion of permanent storm water management and BMP facilities, including the establishment of ground covers and plantings.
6. After review of the As-Built drawings, required by Section 508 of this Ordinance, but prior to final release of the financial guarantee for completion of final grading, vegetative controls required by the BMP standards, or other site restoration work.

B. Street Construction.

1. Preparation of Road Subgrade. At the time of this inspection, the subgrade shall be proof rolled and the proposed crown and grade should be checked. A developer's/contractor's representative shall accompany the observer when the crown and grade are checked. Proof rolling shall be performed with a fully loaded, tandem-axle dump truck. This inspection shall occur prior to any stone subbase being placed.
2. Placement and Compaction of Road Subbase. At the time of this inspection, the depth of subbase shall be checked after compaction, the subbase shall be proof rolled in the same manner as the subgrade and the crown and grade shall be checked again. This inspection shall occur prior to any binder or base course being placed.
3. Placement and Compaction of the Binder/Base Course. At the time of this inspection, the depth of the binder/base course shall be checked, ambient temperature shall be monitored (this is important in early spring and late fall days when the temperature can go below acceptable limits, in accordance with PennDOT specifications, Form 408, as amended), the temperature of the bituminous material shall be checked (if possible), and it is recommended that copies of the weight slips for each truckload are obtained. The crown and grade shall also be checked again. This inspection shall occur prior to the wearing course being placed.
4. Placement and Compaction of the Wearing Course. At the time of this inspection, the guidelines for the placement and compaction of the binder/base course shall be followed.

- C. In addition to the above outlined inspections, additional inspections shall be made at the request of the developer for reduction of financial securities. Random inspections shall be made at the frequency desired by the municipality. At the time of any of the above listed inspections, all ongoing construction (i.e. storm drainage, sanitary sewer, water, erosion control, etc.) shall also be checked for compliance with the approved plans and the findings reported. Since the above inspections are mandatory, requests for reduction of financial guarantee shall be submitted to coincide with the above inspections.

SECTION 506. Maintenance of Streets. The developer shall maintain all streets and alleys in the subdivision or development in travelable condition, including the prompt removal of snow and ice therefrom, until such time as the streets and alleys are accepted by the Borough as part of the Borough street system; or, if such streets are not to be dedicated, until a Homeowners Association or other entity responsible for the maintenance of the streets and alleys has been formed.

SECTION 507. Construction In Accordance With Plans. All streets, alleys and drainage facilities shall be constructed in strict accordance with the approved plans and no changes shall

be effected unless the same receive the written authorization of the Borough. Notwithstanding the provisions of this Section, the Borough may require changes during the construction stage where onsite conditions, in the opinion of the Borough, or its duly designated representative, indicates that the adverse effect of stormwater runoff and/or the adverse effect to the roadbed and/or road surface may be minimized by such changes.

SECTION 508. As-Built Plan. At such time as the construction of the road is found to meet all requirements of this Ordinance and the approved plans, as modified, the Developer, prior to offering the road for dedication, shall submit to the Borough a mylar and, an electronic version of the As-Built Plan of the road and any stormwater drainage facilities which shall form a part of the permanent records of the Borough. The plan shall be prepared by using the approved Final Plan as a base plan and shall be made available to the Borough prior to the final inspection of the project. As-Built Plans shall show the following:

- A. Actual location of all concrete monuments which were set at all angle breaks, points of curvature and tangents around the perimeter of the total tract. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.
- B. Actual location of all iron pins or drill holes in curbs for all individual lot lines.
- C. Actual cul-de-sac radii.
- D. Actual location of cartway centerline versus right-of-way centerline.
- E. Actual location of floodplain by elevation and dimension from property line.
- F. Actual location and cross section of swales and accompanying easements.
- G. Actual horizontal and vertical location of storm water management sanitary sewer and waterline facilities including type and size of storm drainage sanitary and waterline pipes.
- H. Detention basin:
 - 1. Actual contours of the detention basin.
 - 2. Actual outlet structure details including type, size and inverts of outlet pipes.
 - 3. Actual elevation of the embankment and emergency spillway.
 - 4. A table showing the stage/storage/discharge curve for the constructed conditions.

SECTION 509. Dedication. In case of a street or alley through residential properties, at such time as ninety (90%) percent of the lots fronting on the street have received occupancy permits, or in the case of a street through commercial, industrial or other non-residential developments, when lots having ninety (90%) percent of the footage have received occupancy permits, the Developer may offer the Borough a deed of dedication, accompanied by a fee to cover recording costs and costs of preparing the Resolution of Acceptance and recording of the same. If the deed is found to be in proper order and there are no violations of any provision of this Ordinance, the Borough Council, may at its sole discretion, adopt a Resolution accepting the street or alley and or in applicable cases, drainage facility. No street or alley, or in applicable cases, drainage facility, shall be considered finally accepted by the Borough until the deed has been recorded and filed with the applicable offices for filing for Lancaster County, Pennsylvania. Notwithstanding final acceptance of the street, alley or drainage facility, the developer shall remain responsible for maintenance of the same, snow removal excepted, for a period of eighteen (18) months from the date of final acceptance.

SECTION 510. Development Agreement. Final Plan approval may, at the sole discretion of Borough Council, be subject to the signing of a Development Agreement prepared by the Borough Solicitor pertaining to the laying out of streets, service lanes, or alleys and the construction of all improvements including necessary grading, paving, curbs, soil erosion and sediment control, gutters, sidewalks, street lights, fire hydrants, water mains, underground electric facilities, landscaping, and traffic control devices, in accordance with the approved final plans, where such (or some of them) improvements are required as a condition of the approval of the plan by the Borough Council, within the time or times specified in the approval. The agreement may include any other specified conditions or requirements agreed to by the Borough Council and developer and/or owner.

The developer and/or owner shall reimburse the Borough for the legal fee and filing cost incurred for the preparation and recording of this agreement (or memorandum thereof).

ARTICLE VI

DESIGN STANDARDS

SECTION 601. General.

- A. Minimum Standards. The standards and requirements contained in this Article, and in the Form-Based Code Regulations in Appendix 20, shall apply as minimum design standards for all subdivision and/or land developments in the Borough, and shall apply to any new development or redevelopment on a property of 8,400 square feet or larger within any zoning district.
- B. Compliance with Zoning Ordinance and Zoning Hearing Board Decisions. Whenever the Zoning Ordinance provides that the use proposed by the Applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Borough Zoning Hearing Board or Borough Council, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Borough Zoning Hearing Board or Borough Council, as applicable.
- C. The Demolition regulations of the Lititz Borough Zoning Ordinance (§322) shall be applicable to the demolition or demolition by neglect for all structures within the Borough

SECTION 602. Streets, Private Streets, and Driveways.

- A. General.
 - 1. Proposed streets and alleys shall conform to Borough and State street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
 - 2. Streets shall be designed with consideration to both existing and planned streets. All streets shall be arranged to conform as closely as possible to the original topography. New streets shall be connected with streets of similar function, to form continuations thereof. Local streets shall be laid out to discourage use by through traffic. Streets shall be laid out to provide convenient and safe access to the property. Where a development abuts an existing or proposed arterial or collector street, the Borough Council may require the use of reverse frontage lots or such other treatment that will provide protection for abutting properties, reduce the number of intersections with the major street and separate the local and through traffic.
 - 3. Streets shall be logically related to the topography so as to produce, satisfactory drainage and suitable building sites.

4. Half streets, or streets centered upon a boundary line of a tract to be subdivided shall be prohibited. All plans shall be designed to provide for the entire right-of-way and cartway widths.
5. When existing stub streets, temporary cul-de-sac streets, or dedicated or platted areas reserved for future street usage join the tract to be developed, they shall be extended into the site and made part of the proposed street layout. Where a temporary cul-de-sac is being extended, the bulb shall be reconstructed to Borough street specifications, any existing sidewalk extended through the area and the remaining areas shall be regraded and seeded.
6. The extension of existing streets which are presently constructed with a cartway different from current Borough standards shall be provided with a transition area, the design of which is subject to Borough approval.
7. All existing streets at the perimeter and/or through the development shall be reconstructed according to Borough or PennDOT specifications: (1) if an existing street lies at the perimeter of the development, it shall be reconstructed to the centerline of the street; and (2) if an existing street lies through the development, it shall be reconstructed to the full width of the street as required by Borough or PennDOT specifications and design standards.
8. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or storm water lines, the Borough may require construction of a new wearing course along the frontage and/or disturbed area.
9. If lots resulting from original subdivision are large enough to permit re-subdivision or if a portion of the tract is not subdivided, adequate rights-of-way for streets and other required improvements shall be reserved as necessary to permit further subdivision and be reflected in the Borough Official Map.
10. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill banks shall not exceed a maximum of 3:1 slope.
11. Streets shall be designed to preclude or minimize the need for guide rail. The Borough may, however, require guide rail to be placed for protection on embankments when a barrier is indicated as warranted in Design Manual Part 2 Highway Design by PennDOT, as amended. The design and selection of guide rail shall generally be in accordance with the standards in Design Manual Part 2 Highway Design, as amended, however, the Borough shall approve all guide rail systems.
12. Streets and alleys that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets and alleys. Street and alley names shall not be repeated within the Borough and all street and alley names shall be subject to the approval of the Borough, the Postmaster, and Lancaster County Wide Communications.

13. Street and alley name signs shall be installed at all intersections and their design shall be approved by the Borough. All signing shall identify both intersecting streets and alleys. Regulatory signs shall be installed at all locations identified by a traffic circulation study prepared by the developer. Standard traffic signs shall be approved by the Borough, and shall be supplied and installed in accordance with Borough regulations; PennDOT Publication 68, Official Traffic Devices; and the MUTCD, Manual on Uniform Traffic Control Devices, FHWA. Street signs shall be installed when the binder course is installed and the street is useable.
14. All proposed streets shall be offered for dedication. Where a modification of this Section is granted by the Borough, all private streets shall conform to the requirements of Section 602.I.
15. The Design Standards of the Smart Transportation Guidebook of the Pennsylvania Department of Transportation may also be utilized.
16. The use of cul-de-sacs shall be minimized, and the use of interconnected streets shall be maximized.

B. Horizontal Alignment.

1. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes greater than one (1) degree.
2. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
3. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear site triangles within the adjacent properties. Written permission from the effected adjacent land owner shall be provided prior to preliminary plan approval.
4. There shall be a tangent of at least one hundred (100) feet between reverse curves for all local and collector streets.
5. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Borough Engineer. Generally, however, the minimum acceptable centerline radii shall be one hundred fifty (150) feet.

C. Vertical Alignment.

1. Vertical curves shall be used in all changes of grade in excess of one (1) percent.
2. The following minimum and maximum vertical grades shall be used:

		<u>Maximum</u>	<u>Minimum</u>
a.	Arterial Street	State Highway Standards	1%
b.	Collector Street	7%	1%
c.	Local Street	8%	1%
d.	Access Drives	8%	1%
e.	Lanes	8%	1%
f.	Alleys	8%	1%
g.	Close	5%	1%
h.	At all intersections, 50 ft. each side	4%	1%
3.	The minimum length of vertical curve for all streets shall be seventy-five (75) feet.		
4.	Notwithstanding the above minimum length of vertical curve, the actual length of vertical curve shall be based on the formula $L = 15 \times A$; where "L" is the minimum length of curve in feet, and "A" is the algebraic difference in grade (in percent).		

D. Cul-de-sacs.

1. The use of cul-de-sacs shall be minimized.
2. The centerline distance of permanent cul-de-sac streets shall be greater than two hundred fifty (250) feet in length and shall not exceed six hundred (600) feet in length. The length of the cul-de-sac street shall be measured from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around. Permanent cul-de-sac streets shall be provided with a paved turn-around with a minimum diameter of one hundred (100) feet to the outside curb and of one hundred twenty (120) feet to the street right-of-way.
3. Unless future extension is clearly impractical or undesirable, the turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width.
4. Temporary cul-de-sac streets shall not exceed two thousand (2,000) feet in length.
5. Where an adjacent stub street in an existing development is not proposed for

extension as a through street, a cul-de-sac shall be constructed in compliance with Borough standards.

6. Drainage of cul-de-sac streets shall preferably be toward the open end. If drainage is toward the closed end, water shall be conveyed away in an underground storm sewer or by other means approved by the Borough. The minimum grade on cul-de-sacs shall be designed to ensure a minimum of one (1) percent along the curb line to the designed low points.
 7. Temporary cul-de-sacs shall be constructed within the right-of-way for a future street extension.
- E. Close. The Design Standards for a Close shall be in accordance with Article VIII, Form-Based Code Regulations of the Zoning Ordinance.
- F. Street Intersections.
1. Intersections involving the junction of more than two (2) streets shall be prohibited.
 2. The centerline of streets opening onto the opposite sides of existing or proposed streets shall be directly opposite from each other. When this is physically impossible, the distance between centerlines shall be no less than one hundred and fifty (150) feet between centerlines, measured along the centerline of the street being intersected.
 3. Intersections with arterial or collector streets shall be located not closer than one thousand (1,000) feet, measured from centerline to centerline, along the centerline of the arterial or collector street being intersected.
 4. Right angle intersections shall be used.
 5. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of thirty-five (35) feet for local streets or lanes and fifty (50) feet for intersections involving arterial and collector streets. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway. The Borough may require larger radii based on the largest design vehicle using the intersection.
 6. All streets intersecting a state highway shall be subject to the approval of PennDOT. A PennDOT Highway Occupancy Permit shall be required prior to any construction involving a PennDOT right-of-way.
 7. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points of one hundred (100) feet from the intersection of the centerlines for collectors and seventy five (75) feet for local streets. Clear

sight triangles shall be indicated on all plans. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.

8. Proper safe stopping sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections. Sight distance at street intersections shall be such to provide the sight distance in accordance with current PennDOT criteria.
 - a. Appendix No. 21 depicts stopping sight distance for selected speeds. The sight distances in Appendix No. 21 apply for roadway grades in whole numbers from +13% to -13% along with speeds from fifteen (15) to sixty (60) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.
 - b. Inadequate Sight Distance Remedies. If it is impossible to achieve required safe stopping sight distance in both directions the Borough may:
 - (1) Prohibit left turns by entering or exiting vehicles;
 - (2) Require alteration of the horizontal or vertical geometry of the roadway or access; all such work shall be at the expense of the Applicant;
 - (3) Require removal of physical obstruction from the line of sight, at the expense of the Applicant;
 - (4) Require installation of a separate left turn standby lane; or
 - (5) Deny access to the roadway.

G. Future Rights-of-Way

1. Future rights-of-way are rights-of-way reserved for future street extension into adjoining tracts. They shall be designed in conformance with the design requirements of a street, and the contiguous parcels must contain proper setbacks and sight distances.
 - a. The area within the future right-of-way shall be included within the deeds to the abutting lots with an easement in favor of the Borough and land owners of the land into which the future right-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed. Reserved rights-of-way may be permitted only when they will be no longer than the depth of one (1) lot. For lengths longer than one (1) lot a fully constructed stub street and temporary cul-de-sac shall be required.
 - b. The landowners of the lots in which the future right-of-way is included shall have the duty to maintain the area included within the future right-of-way and this duty shall be indicated in a note on the final plan and in all deeds to such lots.

- c. The landowners of the lots in which the future right-of-way is included shall have no obligation concerning the improvement of such future right-of-way for street purposes.
- d. Landowners adjacent to rights-of-way reserved for future use shall not provide primary access to their property from the future right-of-way. Structure frontage and primary access shall be from the adjacent street.

H. Right-of-Way and Cartway Widths.

1. The minimum street rights-of-way and cartway widths for new streets shall be as follows:

	<u>Street Classification</u>	<u>Minimum Cartway</u>	<u>Minimum Right-of-Way</u>
a.	Arterial Street (Highway)	As determined after consultation with the Borough and PennDOT.	
b.	Collector Street (with 2-11 foot travel lanes, and 2-7 foot parking lanes)	36 feet w/curb	56 Feet
c.	Local Street (with 2-10 foot travel lanes, and 2-7 foot parking lanes)	34 feet w/curb	54 Feet
d.	Cul-de-sac streets:		
	Cartway	In accordance with Subsection b or c, above.	
	Turn-around	100 feet in diameter	120' in diameter
e.	Lanes	20 feet w/curb	N/A
f.	Close	16 feet w/curb	N/A
g.	Alley	16 feet w/o curb	20 feet

- I. Private Streets. Private streets shall meet all the design standards for public streets as required by this Ordinance. Applications which propose a private street shall be by an agreement which shall be recorded with the Recorder of Deeds as part of the Final Plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

1. That the street shall be constructed and maintained to conform to the provisions of this Ordinance.
2. The method of assessing maintenance and repair costs.

3. That an offer for dedication of the street shall be made only for the street as a whole.
4. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Borough, to restore the street to the prevailing standards.
5. That an agreement by the owners of fifty-one (51) percent of the front footage thereon shall be binding on the owners of the remaining lots.

J. Driveways.

1. Driveways shall be located as to provide minimum safe stopping sight distance at intersections with streets and shall not be located within any required clear sight triangle in accordance with Section 602.F. Access shall be provided to the street of lesser classification when there is more than one street classification involved. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street. Driveway locations shall be delineated on all plans.
2. Single-family residential driveways shall have a minimum width at the street right-of-way of ten (10) feet and a maximum width at the street right-of-way of twenty (20) feet. The number of driveway entrances per dwelling shall be one (1). The Borough Council may grant additional driveway entrances if severe topographic conditions exist and the width of the lot exceeds one hundred fifty (150) feet at the street right-of-way.
3. Common driveways which serve more than three (3) dwelling units shall be prohibited. When common driveways are provided, an access and maintenance agreement shall be provided in the deeds of the lots having use of the driveway. The agreement shall be in a form acceptable to the Borough Solicitor. Common driveways shall have a minimum paved width of fourteen (14) feet.
4. When a proposed driveway has access to an arterial or collector street, the Borough may require the use of a turn-around area to prevent vehicles from backing onto the street.
5. All private driveways shall have, for a distance of thirty (30) feet from the street right-of-way, a maximum gradient of eight (8) percent.

K. Access Drives.

1. The cartway of all access drives shall be constructed in accordance with Section 603.A.9.
2. Access drives do not require a specific right-of-way; however, the following

standards for cartway width shall apply:

<u>Number of Lanes</u>	<u>Cartway Width</u>
Three (3) Lanes	30 feet
Two (2) Lanes	20 feet
One (1) Lane	10 feet

3. The vertical and horizontal alignments of access drives shall conform to Sections 602.B and 602.C, respectively.
4. Access drive intersections shall conform to the specifications for streets as stated in Section 602.F.
5. Access drives shall be located a minimum of ten (10) feet from side or rear property lines and a minimum of twenty (20) feet from buildings/structures.
6. Access drives shall be subject to the identical maintenance related items as outlined for lanes in Section 602.L.

L. Lanes:

1. Lanes shall have the following characteristics:
 - a. A property which utilizes a lane shall maintain frontage along a public or private street.
 - b. An application that proposes lanes shall be accompanied by an agreement which shall be recorded with the final plan and which shall establish the conditions under which the lanes will be maintained.
 - c. The final plan, for recordation with the Recorder of Deeds shall include a plan note which identifies (1) the specific lanes, (2) the recorded maintenance agreement, and (3) a notification that the lanes do not qualify for dedication to the Borough and that the Borough shall not assume any responsibility for their maintenance.
2. The cartway of all lanes shall be constructed in accordance with Section 603.A.9 of this Ordinance.
 - a. No part of any structure shall be located within thirty (30) feet from the cartway edge of a lane.
 - b. The vertical and horizontal alignments of lanes shall conform to the specifications for local streets as stated in Sections 602.B and 602.C,

respectively.

- c. Lanes and their intersections shall conform to the specifications for local streets as stated in Sections 602.F and 602.H.
- d. Lanes which form a cul-de-sac shall not exceed four hundred (400) feet in length, measured from the centerline intersection of a street or private street which is not a cul-de-sac. Lane cul-de-sacs which do not terminate in a parking lot shall be provided at the terminus with a fully paved turn-around. The turn-around shall be designed in accordance with one of the following methods:
 - (1) An eighty (80) foot paved diameter.
 - (2) T-shaped turn-around with a twelve (12) foot width and the flared portions rounded by minimum radii of twenty (20) feet.
- e. All lanes shall be privately maintained. The plan shall contain a note which shall state that the lane shall not be offered for dedication and shall be privately maintained.
 - (1) If a lane is to be for the common use of two (2) or more properties, the applicant shall provide for the maintenance of such lane. The Applicant shall provide for private maintenance through the formation of a Homeowners Association or through the setting forth of the maintenance responsibilities in easements in the deeds to the lots which have the right to use the lane. If a Homeowners Association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to assess lots within the development shall be recorded at the same time as the final plan is recorded. All such documents shall be in a form acceptable to the Borough Solicitor.
 - (2) All persons who shall purchase a lot abutting or having the right to use a lane shall be given a copy of the final plan, and, if a Homeowners Association has been formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such Homeowners Association.
- f. All lanes and associated parking areas shall be located outside the minimum required rear yard and side yard setbacks.

M. **Emergency Access Requirements.** All subdivisions or land developments containing twenty five (25) or more dwelling units, or non-residential buildings or buildings containing fifteen thousand (15,000) or greater square feet of gross floor area shall be provided with at least two (2) separate and distinct means of access to the subdivision or land development.

1. Access may be provided through the location of two (2) or more streets each of which intersects with an existing public street. Such streets shall meet all the requirements of this Ordinance concerning design and construction.
2. Access for a land development may be provided through two (2) or more access drives into the land development. Such access drives shall be separated by a distance of at least one hundred fifty (150) feet and shall comply with all requirements of this Ordinance and the Zoning Ordinance.
3. If the Applicant is unable to provide access to the subdivision or land development through two (2) or more streets or access drives, an emergency access shall be provided.
 - a. The emergency access shall be improved so that emergency vehicles may safely transverse it and shall be indicated on the plans.
 - b. The emergency access shall be acceptable to the providers of emergency services within the Borough. Applicants proposing to provide emergency access shall submit evidence of such approval.
 - c. The emergency access may be located so that access to the subdivision or land development is gained from a public street at a location unsuitable for regular access with an existing public street.
 - d. The emergency access may be located so that access is gained from an adjacent tract. For example, a subdivision or land development adjoining a parking lot of another use may provide emergency access through a point with a break chain. Applicants with plans indicating emergency access through an adjoining private tract shall provide evidence that the adjoining property owner has consented to such emergency access location.

N. Street Lights.

1. Poles or standards for street lights, with underground "parkway cable" service lines shall be installed by the subdivider, when required by the Borough Council, located in the right-of-way and shall be approved by the Borough Council as to type and location along each right-of-way not more than two hundred fifty (250) feet apart and at all intersections.

SECTION 603. Vehicular Parking Facilities, Sidewalks and Curbs.

- A. Parking Areas. Off-street vehicular parking facilities shall be provided in accordance with the Borough Zoning Ordinance.
1. Parking lot dimensions shall be no less than those listed in Appendix No. 17.
 2. Buffer planting shall be provided for parking compounds and access drives which

are adjacent to residential properties and public right-of-ways. The buffer planting area shall be at least fifteen (15) feet wide. Buffer planting shall be installed in accordance with Section 609.A. Buffer plantings shall not restrict sight distances.

3. Where parking lots are designed for more than ten (10) spaces, no less than five (5) percent of the total area must be landscaped and continually maintained. Planting along the perimeter of a parking lots, whether for required screening or general beautification, will not be considered as part of the five (5) percent parking area landscaping. The internal planting areas shall contain appropriate natural ground cover and a minimum of one (1) tree, as specified in Section 609.D, for each ten (10) parking spaces, or portion thereof. The Borough may reduce the required minimum internal planting area where the proposed overall landscape contains additional perimeter and/or internal trees.
4. No portion of a parking compound shall be permitted within ten (10) feet of side or rear property lines and twenty (20) feet from street right-of-way lines.
5. Not less than five (5) foot radius of curvature shall be permitted for horizontal curves in parking lots.
6. All dead-end parking lots shall be designed to provide sufficient back-up area for all end stalls.
7. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation.
8. Parking lots, main entrances and exits which are open to the public shall be lighted to a maximum average of two (2) foot candles at an elevation of three (3) feet above the surface. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.
9. All parking lots and access drives shall be paved to meet the following minimum standards:
 - a. Crushed aggregate base course with a minimum thickness of six (6) inches, as specified in PennDOT Specifications, Form 408, and its latest revisions.
 - b. The bituminous surface shall consist of a minimum of one and one-half (1-1/2) inches of ID-2 binder course and one (1) inch ID-2 wearing course. Material shall be equal or superior to PennDOT Specifications Publication 408/90, as amended, and shall be applied in accordance with those same specifications.
10. Bicycle Racks shall be provided in accordance with the Form-Based Code Regulations.

B. Sidewalks.

1. The Borough shall require installation of curbs and sidewalks in any subdivision and land development as provided herein. Sidewalks are required to provide pedestrian access to and/or within a commercial, industrial or community facility. Sidewalks which are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs. All public areas shall be designed barrier free in accordance with applicable federal and state standards, including but not limited to, the Americans with Disabilities Act. Appropriate details shall be provided on the plans.
2. Sidewalks shall be constructed of Class A cement concrete four (4) inches thick, containing steel mesh of six by six by fourteen (6 x 6 x 14) inch gauge, upon a properly prepared subgrade. Four (4) inches of AASHTO #57 crushed stone shall be properly compacted using a mechanical tamper. Upon the crushed stone, the sidewalks shall be constructed by pouring concrete in separate slabs twenty (20) feet in length. The slabs shall be completely separated by one-quarter (1/4) inch expansion joint and scored every five (5) feet.
3. A grass planting strip of at least three (3) feet in width shall be provided between the curb and sidewalk, or as otherwise specified in the Form-Based Code Regulations.
4. Sidewalks shall be installed on both sides of all streets in residential and nonresidential subdivisions and land developments as herein specified. Sidewalks shall be located, if possible, within the street right-of-way line, and shall be a minimum of 4'-6" wide.
5. Sidewalks shall comply with the Borough's specifications for curb and sidewalks, as amended.

C. Curbs.

1. Curbs shall be required along all proposed streets in subdivisions; along all proposed streets, access drives, alleys, and parking compounds in land developments; and along all existing streets in and abutting both subdivisions and land developments. The developer shall submit the location and grade of all curbs to the Borough for consideration.
2. Curbs shall be installed to the dimensions and construction standards of the Borough's specifications for curb and sidewalks, as amended or, in lieu of such standards, in accordance with the standards of PennDOT Publication 408/90, as amended.

3. Standard straight curb shall be required along all state highways and along all Borough streets. Other types of curbing are not permitted unless matching an existing condition or a waiver is requested and granted by Borough Council.

SECTION 604. Blocks and Lots.

- A. General Configuration. The configuration of blocks and lots shall be based upon the lot area requirements, the salient natural features, the existing man-made features, and the proposed type of structure. Lot configurations should provide for flexibility in building locations while providing safe vehicular and pedestrian circulation. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations which allow for additional subdivision.
- B. Residential Blocks. All blocks in a residential subdivision shall have a maximum length of twenty (20) times the minimum allowable lot width, but not to exceed twelve hundred (1200) feet, subject to the following:
 1. Wherever practicable, blocks shall be two (2) lot depths in width.
 2. In blocks over eight hundred (800) feet in length, a dedicated right-of-way shall be provided and either a pedestrian walkway or an alley shall be built and maintained at or near the middle of such blocks.
- C. Non-Residential Blocks. Blocks in non-residential areas may vary from the requirement of Section 604.B when required by the nature of the use. Adequate provisions shall be made for off-street parking, loading areas and traffic and pedestrian circulation.
- D. Lot and Parcel Configuration.
 1. Whenever practical, side lot lines shall be radial to street lines.
 2. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.
 3. All lots with a width of fifty (50) feet or more shall contain an average depth not less than one-half (1/2) nor more than two and one-half (2 1/2) times their width.
 4. Lot and parcel configuration shall conform to the Borough Zoning Ordinance.
 5. All lots shall front on an approved public or private street (with the exception of lanes) and maintain a minimum lot width in accordance with the Zoning Ordinance.
 6. Double frontage lots shall be prohibited except where provided as reverse frontage lots. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements

is desired. All reverse frontage lots shall include an identification of the frontage for use as a road access.

7. All reverse frontage lots shall have a rear yard in accordance with the Borough Zoning Ordinance, measured at the shortest distance from the proposed dwelling unit to the street right-of-way and except for alleys shall, within each rear yard and immediately adjacent to the street right-of-way, have a buffer area and planting screen at least ten (10) feet in width, across which there shall be no vehicular access. The buffer and planting screen shall be in accordance with applicable provisions of the Zoning Ordinance.
 8. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.
- E. Lot Size and/or Intensity. All lot sizes shall conform to the Borough Zoning Ordinance.
- F. Flag Lots. Flag lots shall not be created when lots can be designed to provide full frontage along street. The Borough Council at its sole discretion may approve the plotting of a limited number of flag lots when:
1. The flag lot is being created to serve a homesite in the back of an existing tract of land where there is no potential of direct street access to the proposed lot.
 2. No more than two (2) adjoining flag lots shall be permitted. Double tier flag lot shall not be permitted.
 3. The "flagpole" or access portion of the flag lot shall maintain a minimum width of twenty-five (25) feet and shall not change direction more than once or not greater than a forty-five (45) degree angle. The area of the flagpole shall not be included with the body (flag) of the lot for satisfying the Borough Zoning standards for minimum lot size.
 4. The Borough Council may attach any reasonable conditions to the creation of flag lots as it finds necessary or desirable to provide for the orderly development of land and street systems.
 5. Flag lots shall not be permitted to be accessed from the bulb portion of a cul-de-sac.

SECTION 605. Building Setback Lines and Building Separation.

- A. A building setback line shall be provided along each street and private street. The area in front of the building setback line shall be preserved in accordance with the Borough Zoning Ordinance.
- B. The distance to the building setback line shall be measured from the street centerline or right-of-way line as required by the Borough Zoning Ordinance. Setback lines on private

streets shall be the required setback as per the Borough Zoning Ordinance.

- C. In the case of corner lots, the setback from each adjacent street shall apply.
- D. All building separations and height requirements shall conform to the Borough Zoning Ordinance.
- E. On any lot abutting a railroad, no dwelling shall be placed within seventy-five (75) feet of any portion of the railroad right-of-way.
- F. On any lot abutting or traversed by a high voltage transmission line, no dwelling shall be placed within seventy-five (75) feet of any portion of the right-of-way.
- G. Where application for a land development plan is made for the purpose of erecting more than one (1) principal structure on a single lot, the appropriate setback and yard requirements shall be provided for each structure as though it were on an individual lot. In each case, the Borough shall require suitable provisions for utilities and access in the event of potential subdivision of the tract.

SECTION 606. Easements and Right-of-Ways. Easements and right-of-ways for sanitary sewer facilities, storm water drainage facilities, public utilities, or pedestrian access shall meet the following standards:

- A. To the fullest extent possible, easements shall be adjacent to property lines.
- B. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.
- C. Pedestrian walkways shall have a minimum right-of-way width of ten (10) feet, and contain sidewalk in accordance with Section 603.B of this Ordinance.
- D. Utility easements shall have a minimum width of twenty (20) feet, and all utility companies are encouraged to use common easements.
- E. The Applicant shall reserve easements where storm water or surface water drainage facilities are existing or proposed, whether located within or beyond the boundaries of the property. Easements shall have a minimum width of twenty (20) feet and shall be adequately designed to provide area for (a) the collection and discharge of water, (b) the maintenance, repair and reconstruction of the drainage facilities, and (c) the passage of machinery for such work. The easements shall clearly identify who has the right-of-access and responsibility of maintenance. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.
- F. Where any petroleum or petroleum product transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required

between each structure and the centerline of such petroleum or petroleum product transmission line. Additionally, the Borough will require, with the Final Plan application, a letter from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.

- G. Where a subdivision or land development is adjacent to or traversed by a water course, drainageway, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, channel, or stream of such width as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall.
- H. When a subdivision proposes multi-family attached dwellings, such as townhouses, the plans shall include an access easement along the front and rear property lines of all units, and side property lines of the end units, to allow all lot owners within the unit access to front and rear yards. The access easement shall have a minimum width of six (6) feet. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain the easement.

SECTION 607. Survey Monuments and Markers.

- A. Permanent concrete monuments shall be accurately placed along at least one (1) side of each street at the beginning and end of all curves and at all angles.
- B. Markers shall be set at the points where lot lines intersect curves and/or other property lines.
- C. Monuments shall be of concrete, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. Cast-in-place or pre-cast concrete monuments shall be marked with center punch mark in a three- quarter (3/4) inch copper or brass dowel. Metallic markers shall consist of Copperweld bars at least thirty (30) inches along and not less than three-quarters (3/4) inch in diameter. Alternative monumentation methods will be at the discretion of the Borough Engineer. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey.
- D. All monuments and markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.
- E. All existing and proposed monuments and lot line markers shall be delineated on the Final Plan.

SECTION 608. Stormwater Management and Floodplain Controls. All storm water management, collection, conveyance, **soil** erosion control, and floodplain considerations shall be accomplished in accordance with the provisions of the Borough Storm Water Management Ordinance, as amended:

- A. Floodplain areas shall be established and preserved as provided by the Borough Zoning

Ordinance.

- B. Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain and the elevation or locational dimensions from the centerline of the watercourse; a plan note that the floodplain shall be kept free of structures, fill and other encroachments; and a plan note that floor elevations for all structures adjacent to the floodplain shall be two (2) foot above the one hundred (100) year flood elevation.

SECTION 609. Landscaping.

- A. Buffer Planting. Buffer plantings shall be provided along the rear of reverse frontage lots, except in the case of an alley. Parking and buildings shall be prohibited within the buffer area and the use of buffer areas for site access shall be limited. Buffer areas shall include a suitable, uninterrupted and predominantly evergreen planting for at least eighty (80) percent of the buffer area length, of a minimum 30" to 42" in height (at the time of planting) and of a sufficient density to give maximum screening within four (4) years following initial installation. Such screening shall be permanently maintained and replaced if necessary to present an attractive appearance and to retain an effective buffer at all times.
- B. Buffers for Residential, Commercial and Industrial Areas outside of the Downtown. A planted barrier, designed to sufficiently inhibit visual access within four (4) years following the date of initial planting, shall be provided between any commercial or industrial use and contiguous tracts if adjoining tracts do not also accommodate a commercial or industrial use.
1. An equivalent barrier shall be provided between residential uses of differing densities.
 2. Any portion of the commercial or industrial tract which is not used for buildings, structures, parking, etc. shall be planted in accordance with an overall plan to be approved by the Borough Council and the Borough Engineer.
 3. The perimeter of all commercial and industrial parking areas and all mechanical equipment which is not enclosed shall be screened in accordance with Section 609.A., or to the full height of such mechanical equipment.
- C. Existing Wooded Areas. Existing wooded areas shall be protected to prevent unnecessary destruction. At least twenty-five (25) percent of all trees (minimum trunk caliper of five [5] inches at twelve [12] inches above ground) that exist at that time of plan submission shall be maintained. In addition, the Borough may require that trees removed due to construction activities be replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade, and located within unbuildable sections of the site (e.g. steep slope and setback areas).

D. Shade Trees. Shade trees shall be required by the Borough in accordance with the following standards:

1. All trees shall be nursery grown in a climate similar to that of the Borough.
2. All trees shall have a normal habit of growth and shall be sound, healthy and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
3. Trunk calipers, measured at a height of six (6) inches above finished grade, shall be a minimum of three (3) inches.
4. Trees shall be planted between the street right-of-way line and the building setback line except where the Borough has authorized placement of trees within the street right-of-way. Mature trees shall not adversely affect street cartways, sidewalks or utility lines.
5. All planting shall be performed in conformance with good nursery and landscape practices.
6. Requirements for measurements, branching, grading, quality, balling, and burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as most recently amended.
7. One (1) street tree shall be installed for each building containing two (2) or fewer dwelling units and two (2) trees shall be provided for buildings containing three (3) or more dwelling units. In any event, at least one (1) street tree shall be installed and maintained for every 50 linear feet of building perimeter.
8. A minimum of one (1) street tree shall be provided for each residential lot, and such trees shall be spaced not less than twenty (20) feet nor more than sixty (60) feet apart along the entire length of each existing or proposed street. In commercial and industrial zoning districts, street trees shall be spaced not less than forty (40) feet nor more than sixty (60) feet apart along each street frontage.
9. If not included in the following list of recommended tree species, desired street trees shall be subject to the review and approval of the Borough of Lititz Shade Tree Commission.
10. No one species shall comprise more than 33% of the entire number of plants in a landscape plan.
11. Street trees shall typically be selected from the following Lititz Borough Street Tree List:

Small Trees – Mature Height Less Than Thirty Feet (30’)

Crataegus viridis ‘Winter King’	Winter King Hawthorn	20-35’ Broad, round head	Multi-colored bark, ornamental fruit
Prunus x incam ‘Okame’	Okame Cherry	15-25’ Vase-shaped, becoming rounded with age	Attractive bark; pink flowers in early spring
Syringa reticulata ‘Ivory Silk’	Ivory Silk Tree Lilac	20-25’ Uniform rounded shape	White flowers in mid-Summer

Medium Trees – Approximate Mature Height of Thirty to Fifty Feet (30-50’)

Carpinus caroliniana	American Hornbeam	20-30’	Round spreading, native, fall color, compaction tolerant
Gleditsia triacanthos var. inermis ‘Imperial’, ‘Skyline’, or ‘Moraine’	Thornless Honeylocust	30-40’ Pyramidal	Small, lightweight leaves; Golden yellow fall color; Produces light shade
Ostrya virginiana	American Hophornbeam	25-40’ Pyramidal in youth becoming broad	Attractive bark and hop-like fruit; native
Pyrus calleryana ‘Chanticleer’	Chanticleer Callery Pear	30-40’ Upright, pyramidal	White spring flowers, red-purple fall leaf color; better structure than older cultivars
Quercus acutissima	Sawtooth Oak	35-40’ Pyramidal in youth, becoming rounded	Yellow fall color; attractive bark; acorns

Large Trees – Mature Height Greater Than Fifty Feet (50’)

Acer rubrum ‘Bowhall’ or Armstrong	Columnar Red Maples	50-60’ Columnar	Red flowers, fruit, and fall color; native
Acer rubrum ‘October Glory’ or ‘Red Sunset’	Red Maples	50-60’ Pyramidal in youth, irregular at maturity	Red flowers, fruit, and fall color; native
Ginkgo biloba (male)	Male Ginkgo	50-80’ Upright, symmetrical	Brilliant yellow fall color; easy to transplant
Liquidambar styraciflua ‘Rotundiloba’	Fruitless Sweetgum	60-75’ Pyramidal	Star-shaped leaves; good fall color
Platanus x acerifolia	London Plane Tree	70-90’ Pyramidal, broad with age	Large flat leaf; exfoliating ornamental bark
Quercus imbricaria	Shingle Oak	50-60’ Pyramidal in youth, broad with age	More easily transplanted than other oaks; native
Quercus phellos	Willow Oak	60-80’ Pyramidal in youth, broad with age	Mod. Fast growing; yellow-brown foliage; native
Quercus rubra	Red Oak	60-75’ Rounded	More easily transplanted than other oaks; red fall color; native; acorns
Ulmus ‘Alcolade’ or ‘Morton’	Hybrid Elm	50’ Broad vase-shaped	Very lustrous dark green leaves; resistant to Dutch Elm disease; very adaptable
Zelkova serrata ‘Green Vase’	Green Vase Zelkova	60-80’ Upright, vase-shaped	Nice form; orange-brown fall color

Large Buffer Area Trees & Shrubs*

Abies concolor	White Fir	30-50' Ht.	Highly adaptable evergreen; tolerant of heat and drought
Euonymus kiautschovicus 'Manhattan'	Spreading Euonymus	8-10' Ht.	Highly adaptable to most soils; semievergreen; fast-growing
Hydrangea quercifolia	Oakleaf Hydrangea	4-6' Ht.	Attractive bark; large white flowers in June; burgundy fall color; native
Juniperus virginiana	Eastern Redcedar	30-50' Ht.	Highly adaptable evergreen; valuable food source for birds; native
Rhus aromatica	Fragrant Sumac	2-6' Ht.	Highly adaptable; spreading; orange-red fall color; native
Rhus typhina	Staghorn Sumac	15-20' Ht.	Highly adaptable; spreading; orange-red fall color; native
Viburnum trilobum	American Cranberrybush Viburnum	8-12' Ht.	Flowers in May; attractive fruit; red fall color; native

* Other potential plant selections will be considered by the Borough's Shade Tree Commission

- E. Ground Cover. Maintained ground cover shall be provided on all disturbed site areas which are not covered by paving, stone or other solid materials to prevent soil erosion. Ground cover shall conform to the standards and recommendations of the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock, as most recently amended.
- F. Structural Soil. Structural Soil, in accordance with Cornell University specifications, as shown in the Form-Based Code Regulations shall be installed and maintained for all Street Trees in the Downtown, TNDO, and all non-residential zoning districts.
- G. Landscape Design Guidelines. Refer to Article VIII of the Lititz Borough Zoning Ordinance for additional Landscape Design Guidelines, and the Form-Based Code Regulations in Appendix 20.
- H. All Landscape Plans shall be reviewed by the Lititz Borough Shade Tree Commission.

SECTION 610. Sanitary Sewage Disposal and Water Supply.

- A. Sanitary Sewage Disposal. Where determined as feasible and necessary by the Borough Council, the Applicant shall be required to extend and/or connect to the public sewer system.
 - 1. When the Borough, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan

revision (plan revision module for land development), or supplement, the Borough Council shall require that notice of approval from DEP be submitted as a condition of final plan approval.

2. If the Applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the Borough. The Borough shall establish requirements for the ownership and maintenance of such system.

B. Water Supply.

1. The Applicant shall extend and/or connect to, the existing public water system.
2. If the Applicant proposed extension or and/or connection to, the public water system, the locations and kind of fire hydrants shall be in accordance with the specifications of the Borough in concert with the local fire department thread requirements, but in no case shall the spacing of ~~five~~ fire hydrants be no less than five hundred (500) feet apart.
3. If the Applicant proposes extension of and/or connection to the public water system, the installation and construction shall be in accordance with the specifications of the Borough. The Borough shall establish requirements for the ownership and maintenance of such system.

SECTION 611. Public Dedication of Park and Recreation Land. All residential subdivisions and land developments are encouraged to provide park and recreation land which shall be dedicated to the Borough. The developer may request that the Borough not require the dedication of land, and any such request should be accompanied by an offer to pay a fee in lieu of dedication of the land, computed in accordance with the guidelines provided herein, an offer to construct recreational facilities and /or an offer to privately reserve land for park or recreation purposes.

- A. The land reserved for park, recreation and open space usage shall be a single lot which shall comply with applicable requirements of this ordinance, the Borough Zoning Ordinance, and the following requirements:
 1. The land reserved for park, recreation and open space shall conform to all standards of the Borough Zoning Ordinance contained within the Open Space Recreation regulations.
 2. No storm water management facilities designed to retain or detain water from other portions of the development shall be permitted on such land reserved for park, recreation and open space.
 3. In the event that the tract contains natural features which are worthy of preservation, the developer may request that the Borough Council permit the provision of recreational land configured in such a manner as to best preserve

natural features.

4. The park, recreation and open space land shall be accessible to utilities such as sewer, water and power that are provided with the subdivision, and if so requested by the municipality that will accept dedication of the land, the developer shall extend such utilities to the park, recreation and open space land.
 5. If the adjoining property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Borough Council shall require that the recreational land required of the development shall be located adjoining the previously provided recreational land.
 6. If the adjoining property is undeveloped land, the Borough Council shall require that such land be provided at the property boundary of the development in order that it may be added to land provided for park and recreation purposes on the adjoining tract at such time that the adjoining property is developed.
- B. A minimum of five one-hundredths (0.05) acres of land shall be reserved as park or recreational land for each residential lot created in a subdivision or each dwelling unit created in a land development.
- C. The developer may request that the Borough Council permit the provision of park and recreation land other than through public dedication of land as set forth above. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include the payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated, construction of recreational facilities, the private reservation of land, or any combination of dedication, fees, construction of recreational facilities, or private reservation.
1. If a fee in lieu of dedication is proposed by the developer, said fee shall be in accordance with the recommendations of the Borough Recreation and Open Space Plan and the Fee Schedule adopted by the Borough Council. All fees shall be held and used by the Borough in accordance with the requirements of Article V of the Municipalities Planning Code.
 2. If the developer proposes to construct recreational facilities, the developer shall present a sketch plan of such facilities and an engineers estimate of the cost of construction.
 3. If the developer proposes the private reservation of land, the developer shall provide for the maintenance of such land through either the inclusion of such land as common elements of a condominium or the creation of a Homeowners Association which shall meet the requirements for a unit owners association contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Borough the rights to maintain the land as set forth in Article VII of the Municipalities Planning Code dealing with the

maintenance of common open space in planned residential developments. Notwithstanding the foregoing, the developer may request that the Borough Council approve transfer of the land to an organization dedicated to the conservation of natural resources with deed restrictions preventing further development acceptable to the Borough Solicitor.

4. The developer shall enter into an agreement with the Borough setting for the fees to be paid, the facilities to be constructed, or the land to be privately reserved and the method of its maintenance. All such agreements shall be in a form satisfactory to the Borough Solicitor, and shall be provided prior to final plan approval.

SECTION 612. Refuse Collection (Dumpster) Stations.

- A. Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- B. Collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and/or landscaped adequately so as to continue the aesthetic characteristics of the surrounding neighborhood. The Borough shall determine if the proposed screening is adequate.
- C. Collection stations shall be so constructed as to prevent the escape of refuse by wind, water or other natural elements and prevent animals, rodents, etc. from entering.

SECTION 613. Stripping, Piling, Replacement, or Removal of Topsoil.

Initial construction on the subdivision site shall consist of stripping and piling of topsoil from all areas planned to be disturbed. Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the subdivision site. No topsoil shall be disposed of, by sale or otherwise, off the site of the subdivision. Subsoil may be disposed at the option of the subdivider.

SECTION 614 Lighting and Lighting Plans.

- A. Purpose.

The standards established in this section set forth criteria for:

1. Providing lighting in outdoor public places where public health, safety, and welfare are potential concerns.
2. Controlling Glare from non-vehicular light sources that impair safe travel.
3. Protecting neighbors and the night sky from nuisance Glare and stray light from poorly aimed, placed, applied, maintained, or shielded light sources.

B. Applicability.

Outdoor lighting shall be required for safety and in areas of public assembly and travel, including, but not limited to: Streets, multi-family dwelling units, commercial, industrial, recreation areas, and institutional uses. Lititz Borough may require lighting to be incorporated for other uses or locations, as they deem necessary. The Glare control requirements herein contained apply to lighting in all above mentioned uses as well as sign, architectural, Landscaping, and residential lighting.

C. Illumination Levels.

Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook. Future amendments to said recommended practices shall become a part of this Ordinance without further action of Lititz Borough. Examples of intensities for typical outdoor applications, as extracted from the 8th Edition of the Lighting Handbook, are presented below:

Use	Task	Maintained Footcandles ¹	Uniformity Ratio ² (Max.:Min.)
Streets	Local Residential	0.4 Min.	6:1
	Local Commercial	0.9 Min.	6:1
Parking: Multi-Family Residential	Low Vehicular/Pedestrian Activity	0.2 Min.	4:1
	Medium Vehicular/Pedestrian Activity	0.6 Min.	4:1
Parking: Industrial Commercial, Institutional and Municipal	High Activity (e.g., regional Shopping centers/fast food facilities, major athletic/civic/ cultural events)	0.9 Min.	4:1
	Medium Activity (e.g., community shopping centers. Office parks, hospital, commuter lots, cultural/civic/ recreational events)	0.6 Min.	4:1
	Low activity (e.g., neighborhood shopping, industrial employee parking, schools, church parking, farm businesses, farm operations)	0.2 Min.	4:1
Walkways and Bikeways		0.5 Min.	5:1
Building Entrances and Signs		4.0 Avg.	-

1. Illumination levels are maintained horizontal Footcandles on the task, e.g., pavement or area surface.

2. Uniformity ratio is a measure of the dispersion of light on an area. The ratio is measured as maximum light level to minimum light level. Example: 4:1 for the given area, the maximum level of illumination should be no less than 4 times the minimum level of illumination ($0.2 \times 4 = 0.8$ maximum light level)

D. Lighting Fixture Design.

1. Dedicated fixtures shall be of a type and design appropriate to the lighting application and aesthetically acceptable to Lititz Borough.
2. For lighting horizontal tasks such as roadways, sidewalks, entrances, and parking areas, fixtures shall meet IESNA Fully Shielded criteria (no light output emitted above ninety (90) degrees at any lateral angle around the fixture). Individual fixtures whose aggregate lamp output does not exceed one thousand eight hundred (1,800) lumens (typical household outdoor lighting) are exempt from this requirement.
3. The use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes and spheres, and other fixtures not meeting IESNA full-cutoff criteria shall be permitted only with the approval of Lititz Borough, based upon applicability in retaining the Urban character of Lititz Borough and achieving acceptable Glare control.
4. Fixtures shall be equipped with, or be modified to, incorporate light directing and/or shielding devices such as shields, visors, skirts, or hoods to redirect offending light distribution and/or reduce direct or reflected Glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.

E. Control of Nuisance and Disabling Glare.

1. All outdoor lighting shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely travel.
2. Unless for safety, security, or all-night operations, lighting shall be controlled by automatic switching devices to permit extinguishing between eleven (11) p.m. and dawn.
3. Lighting proposed for use after eleven (11) p.m., or after the normal hours of operation, shall be reduced by an average of seventy-five percent (75%) from that time until dawn, unless supporting a specific purpose.
4. Vegetation screens shall not be employed to serve as the primary means for controlling Glare.

5. The intensity of illumination projected onto an existing residential use from an existing property boundary shall not exceed the following vertical Footcandle, measured at the existing property line at a height of 5 feet;
 - a. 0.6 Footcandles in the Downtown.
 - b. 0.2 Footcandles in the Districts immediately adjoining the Downtown.
 - c. 0.1 Footcandle in other Districts.
6. Directional fixtures, e.g., floodlights and spotlights, shall be so shielded, installed and aimed that they do not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway or pedestrian way.
7. Externally illuminated billboards and signs shall be lighted by fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, shielded and aimed to shield the source from off-site view and to restrict the light output onto and not beyond the sign or billboard. At no point on the face of the sign or billboard shall the illumination exceed 30 initial vertical footcandles with a maximum to minimum uniformity ration not to exceed 6:1.
8. Only the United States and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 7,000 initial lamp lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag and shall be fully shielded.
9. Under-canopy lighting, for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore drive-ups, shall be accomplished using flat-lens full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source at all lateral angles. The illumination in the area directly below the canopy shall not exceed 20 average footcandles and the maximum shall not exceed 30 footcandles.
10. The use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications/television towers is prohibited during hours of darkness, except as specifically required by FAA.

F. Installation.

1. Electrical feeds to lighting standards shall be run underground, not overhead.
2. Pole mounted fixtures shall not be mounted in excess of 25 feet height.
3. Lighting standards in parking areas shall be placed outside paved areas or on concrete pedestals at least thirty (30) inches high above the pavement, or by other approved protective means.

4. Except for certain recreational lighting covered elsewhere in this Ordinance, fixtures not meeting IESNA full-cutoff criteria shall not be mounted in excess of sixteen (16) feet above finished grade and fixtures meeting IESNA full-cutoff criteria shall not be mounted in excess of twenty (20) feet above finished grade. For the illumination of greater than 100 contiguous parking spaces, Lititz Borough may permit the use of a mounting height not to exceed twenty-five (25) feet for fixtures meeting IESNA full-cutoff criteria when it can be demonstrated to the satisfaction of Lititz Borough that light trespass and glare control requirements in this Ordinance have been met.

G. Recreational Uses – The nighttime illumination of outdoor recreational facilities for such aerial sports as baseball, basketball, soccer, tennis, track and field, and football typically necessitate higher than normally allowed fixture mounting heights and aiming angles, utilize very high-wattage lamps and potentially produce unacceptable levels of light trespass and glare when located near residential properties. Permission to illuminate such facilities shall be granted only when Lititz Borough is satisfied that the health, safety and welfare rights of nearby property owners and Lititz Borough as a whole have been properly protected. When recreational uses are specifically permitted by Lititz Borough for operation during hours of darkness, the following requirements shall apply:

1. Recreational facilities for basketball, baseball, football, soccer, miniature golf, tennis or track shall not be illuminated if located within a residential district or sited on a nonresidential property located within 1,000 feet of a property containing a residential use.
2. Maximum mounting heights for recreational lighting shall be in accordance with the following:

a.	Basketball	20'
b.	Football	70'
c.	Soccer	70'
d.	Little League Baseball	
	(1) 200' Radius	60'
	(2) 300' Radius	70'
e.	Lacrosse	70'
f.	Miniature Golf	20'
g.	Swimming Pool Aprons	20'
h.	Tennis	20'
i.	Track	20'

H. Plan Submission – For subdivision and land-development applications where site lighting is required by this Ordinance, is otherwise required by Lititz Borough or proposed by Applicant, lighting plans shall be submitted to Lititz Borough for review and approval with preliminary and final subdivision/land development plan applications and conditional use applications and shall contain the following:

1. A plan or plans of the site, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting. The lighting plan shall contain a layout of all proposed fixtures by location, orientation, aiming direction, mounting height and type. The submission shall include, in addition to existing and proposed area lighting, all other exterior lighting, e.g., architectural, building-entrance, landscape, flag, sign, etc.
2. A 10'x 10' illuminance grid (point-by point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrates compliance with the light trespass, illuminance and uniformity requirements as set forth in this Ordinance or as otherwise required by Lititz Borough. When the scale of the plan, as judged by Lititz Borough, makes a 10'x 10' grid plot illegible, a larger grid spacing may be permitted.
3. The maintenance (light-loss) factors, IES candela file nomenclature, lamp-lumen ratings and specific lamp manufacturer's lamp ordering nomenclature, used in calculating the presented illuminance levels.
4. Description of the proposed equipment, including fixture catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole foundation details and mounting methods.
5. When landscaping plans are involved, they shall contain the lighting fixture locations and shall demonstrate that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
6. Plan Notes – The following notes shall appear on the Lighting Plan:
 - a. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to Lititz Borough for review and approval.
 - b. Lititz Borough reserves the right to conduct post-installation inspections to verify compliance with the Ordinance requirements and approved Lighting Plan commitments, and if deemed appropriate by Lititz Borough, to require remedial action at no expense to Lititz Borough.
 - c. All exterior lighting shall meet IESNA full-cutoff criteria unless otherwise approved by Lititz Borough.

I. Post-Installation Inspection.

1. Lititz Borough reserves the right to conduct a post installation nighttime inspection to verify compliance with the requirements of this Ordinance and, if appropriate, to require remedial action at no expense to Lititz Borough.

J. Street Lighting Dedication.

1. Lititz Borough must accept Dedication of Street lighting facilities located within the Right-of-Way of a Street dedicated by Lititz Borough.
2. Until such time as the Street lighting is dedicated, the Developer of the Tract (who has escrowed the Street lighting) will be responsible for any and all costs associated with each Streetlight. Such costs shall include, but not be limited to: administration, placement, and maintenance. Electrical charges shall be the responsibility of Lititz Borough at the issuance of the first Building occupancy permit within the development.
3. Streetlights not dedicated to Lititz Borough will remain the responsibility of the Developer or appropriate private entity including all cost and responsibilities for the lighting in perpetuity.

SECTION 615 Supplemental Design Standards for Traditional Neighborhood

Developments. as defined and provided in the Lititz Borough Zoning Ordinance, Article II, Section 216. The following design guidelines shall apply to Traditional Neighborhood Developments-Option (TNDO).

- A. The design standards are enabled by the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as amended), Article VII-A, Traditional Neighborhood Development.
- B. The TNDO shall be required to meet the design guidelines set forth in the Borough of Lititz Design Guidelines for New Development and Redevelopment Areas as approved by Resolution No. 649, 7/29/03, and amended.
- C. The TNDO shall comply with the Form-Based Code Regulations of Article VIII of the Zoning Ordinance, and Section 616 and Appendix 20 of this Ordinance.
- D. The following additional design criteria shall be required for streets and streetscape design.
 1. Streets shall be laid out to promote pedestrian circulation and ease of access from all points in the Central Residential Areas and Neighborhood Residential Areas to the Neighborhood Storefront Areas.
 2. Traffic calming measures shall be considered to promote the safe, pedestrian crossing of streets.
 - a. Easements shall be reserved to permit streets to be extended to allow adjoining properties to be connected in the future, if so desired.
 - b. The minimum street width shall be the sum of the width of the travel lanes, parking lane, and planting strips, including curbs, as listed on

the following table and shown in the street width schematic (See street width schematic on the following page).

<i>Street type</i>	<i>Travel lane</i>	<i>Parking lane</i>	<i>Planting strip, including curb</i>
Collector	11'	7'	5'
Local	10'	7'	5'
Close	16'	(see d.)	N/A
Alley	16'	N/A	N/A

- c. Narrower travel lanes may be considered on local streets and alleys, if they are privately owned and maintained.
- d. The width of the Parking Lane for a Close depends on the type of curbside parking, either parallel or angled, in accordance with the parking standards in the Zoning Ordinance.

3. Street Trees

- a. The coordinated planting of deciduous shade trees within the right-of-way of all streets is a central unifying feature of development in Traditional Neighborhood Development.
- b. In the Neighborhood Residential Area (NRA) and Central Residential Area (CRA) shade trees shall be planted in planting strips (sometimes called "tree lawns") at least five (5) feet wide, located between the pavement or curb and the continuous sidewalk or footpath system, which shall also be required.
- c. Such trees be in accordance with Section 609.D of this Ordinance, and shall be spaced at average intervals no greater than forty (40) feet along both sides of each street, including arterial roads, but not including rear access alleyways.
- d. Species shall be selected according to the following criteria:
 - i. Cast moderate shade to dense shade in summer;
 - ii. Be long-lived (over 60 years);
 - iii. Attain a mature height of at least fifty (50) feet;
 - iv. Be tolerant of pollution and direct or reflected heat;
 - v. Require little maintenance, by being mechanically strong (not brittle) and insect-and disease-resistant;
 - vi. Be able to survive two (2) years with no irrigation after establishment;
 - vii. Be of native origin, provided they meet the above criteria.

e. Streetscape Standards

- i. All area streets shall be provided with concrete sidewalks (with the exception of alleyways), consideration shall be given to alternative paving treatments, such as: brick, stone or concrete paving block in commercial areas and in front of civic, institutional or community uses.
- ii. Street lighting in the TND shall use Washington Boulevard Lighting Standards or a comparable lighting standard with the approval of the Borough Council. A lighting plan and photometrics shall be consistent with Section 614.

4. Modifications

- a. Modifications shall be in accordance with Section 802 of this Ordinance.
- b. The design and modifications shall generally enhance the development plan, the subareas, and the streetscapes, or at least not be any less desirable than the plan that could be created in conformance with this article.
- c. The design and modifications shall not produce lots or street systems that would be impractical or detract from the appearance of the District, and shall not adversely affect emergency vehicle access or deprive adjoining noncommercial properties of adequate light and air.
- d. The Applicant shall demonstrate that the proposed modification will produce equal or better results, from the municipality's perspective, and represent the minimum modification necessary.

SECTION 616. Form-Base Code Regulations

- A. The Form-Based Code Regulations of Article VIII and Appendix 20 shall apply.
- B. Purpose.
Refer to the Overall Goals in Article VIII and Appendix 20.
- C. Manual of Written and Graphic Design Standards.
Refer to Article VIII and Appendix 20.

SECTION 617. Supplemental Design Standards for General Business Gateway District

- A. All uses, structures, and lots shall also comply with the General Manual of Written and Graphic Design Standards for the General Business Gateway District of Article VI, including:
1. Overall Goals & Modifications.
 2. Architectural Design.
 3. Pedestrian Gathering Areas & Connectivity.
 4. Pier-Fence-Hedge Combination, and Street Walls.
 5. Street Trees.
 6. Street Lights.
 7. Sidewalks & Crosswalks.
 8. Streetscape Amenities.
 9. Curb Cuts.
 10. Curb Bulb-outs.
 11. Gateway Features.

ARTICLE VII

MOBILE HOME PARKS

SECTION 701. General. Mobile home park plans shall be processed in accordance with Article III of this Ordinance and the Borough Zoning Ordinance. The design standards shall comply with applicable sections of each Ordinance.

SECTION 702. Lot Size and/or Density. Lot size and density shall comply with the Borough Zoning Ordinance.

SECTION 703. Water Supply.

- A. Source. All mobile home parks shall be connected to the public water system. All water supply systems shall be provided in accordance with Section 610.B of this Ordinance.
- B. Connection. All mobile homes and service buildings shall be connected to a public water supply system. Individual water riser pipes having an inside diameter of not less than three-fourth (3/4) inches shall be provided for each mobile home stand and shall terminate no less than four (4) inches above the ground.
- C. Protection of Water Lines. Adequate provisions shall be made to protect water service lines from damage including a shut-off valve installed below the frost line at the curb line for each mobile home space.
- D. Fire Hydrants. Fire hydrants or yard hydrants shall be installed in accordance with the provisions of the Middle Department Association of Fire Underwriters and the Authority regulations, when applicable.

SECTION 704. Sewage Disposal.

- A. Connection. All mobile homes and service buildings shall be connected to a public sewer system. Individual riser pipes having a minimum inside diameter of four (4) inches shall be located on each mobile home lot and shall extend four (4) inches above ground level. The sewer riser pipe shall be sealed with a securely fastened plug when the site is unoccupied. Positive surface drainage away from the plug shall be provided to ensure no infiltration of surface water will occur. All sewer lines shall be constructed with materials and by methods approved by the Borough.
- B. Protection. Adequate provision shall be made to protect sanitary sewers from storm water infiltration and damage.

SECTION 705. Storm Drainage, Erosion and Sedimentation, and Floodplain Controls. All mobile home parks shall conform to the requirements of Section 608 of this Ordinance.

SECTION 706. Interior Streets. All interior streets shall remain private and be provided as access drives. All access drives shall be designed in accordance with Section 602.K.

SECTION 707. Vehicular Parking Facilities. Off-street parking spaces shall be provided in all mobile home parks. Two (2) spaces per dwelling unit shall be provided either on the mobile home lot or in a common, paved parking lot within two hundred (200) feet of the mobile home to be served. The spaces shall be designed in the accordance with this Ordinance and/or the Zoning Ordinance. Mobile home parks shall also provide off-street parking spaces for visitors. The number of visitors spaces shall be at least one half space per dwelling unit.

SECTION 708. Sidewalks. Sidewalks shall be provided for all interior streets in accordance with Section 603.B of this Ordinance.

SECTION 709. Lighting. All internal streets and parking compounds shall be lighted in accordance with Section 614 of this Ordinance. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

SECTION 710. Landscaping. Landscaping shall be provided in accordance with Section 609 of this Ordinance.

SECTION 711. Building Setbacks and Separations. Mobile homes shall conform to the building setback requirements of the Borough Zoning Ordinance.

SECTION 712. Solid Waste Disposal. Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of DEP.

ARTICLE VIII
ADMINISTRATION, ENFORCEMENT AND PENALTIES

SECTION 801. Fees.

A. Fee Resolution

1. The Borough Council shall establish by resolution a collection procedure and schedule of fees to be paid by the applicant at the time of submission of all plans.
2. Fees for all other permits required for and by the Borough shall be established by the resolution.
3. Said schedule of fees shall be posted in the Borough Office.

B. Engineering Fees. Engineering fees required to be paid in accordance with this Ordinance shall be paid to the Borough by the applicant for the below listed services:

1. Reviewing all information submitted in conformance with provisions of this Ordinance. This includes all originally submitted and revised plans, reports and specification.
2. Inspecting the layout of the site for conformance to the submitted survey, plan and specifications.
3. Reviewing planning modules for land development.
4. Reviewing cost estimates of required improvements as submitted by the developer.
5. Inspecting required improvements during construction.
6. Final inspections of completion of installation of the required improvements.
7. Such other technical services as deemed necessary or required by the Borough.

C. Legal Fees. Legal fees incurred by the Borough for the review of all information submitted for conformance with provisions of this Ordinance, or other similar services, shall be paid to the Borough by the Applicant.

SECTION 802. Modifications. The provisions of these regulations are intended as a minimum standard for the protection of the public health, safety and welfare. If the literal compliance with any mandatory provision of these regulations is shown by the applicant to the satisfaction of the Borough Council present at a public meeting to be unreasonable and to cause undue hardship as it applies to the particular property, the Borough Council may grant a modification from such mandatory provision so that substantial justice may be done and the public interest secured while

permitting the reasonable utilization of the property. However, the granting of a modification shall not have the effect of making null and void the intent and purpose of this Ordinance.

SECTION 803. Application Requirements.

- A. All requests for modifications shall be made in accordance with the provisions of Section 308 of this Ordinance.
- B. Should a revision to a submitted plan require a waiver which was not apparent at the time of the initial plan submission, the request for a modification shall be submitted in accordance with Section 308 of this Ordinance.

SECTION 804. Action on Modification Applications. At a public meeting, the Borough Council shall review the request to determine if the literal compliance with any mandatory provision of this Ordinance is demonstrated by the applicant to 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. The Applicant shall demonstrate that an alternative proposal will allow for equal or better results and represents the minimum modification necessary. If the Borough Council determines that the Applicant has met his burden, it may grant a modification from the literal compliance with the terms of this Ordinance. In granting modifications, the Borough Council may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance. When a modification is granted with conditions, a statement of the approved modification including the imposed condition(s) shall be provided on the Final Plan.

SECTION 805. Enforcement. It shall be the duty of the Borough Council and/or their duly authorized representative to enforce the provisions of this Ordinance. The Zoning Officer shall require that the application for a zoning permit contain all information necessary to enable them to ascertain whether the proposed building, alteration, or use is located in an approved subdivision or land development. No zoning permit shall be issued until the Borough has determined that the site for the proposed building, alteration or use complies with all the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded final plan.

SECTION 806. Penalties and Preventive Remedies.

- A. Any person, partnership, corporation or the members of such partnership or the officers of such corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open and/or dedicate any street, sanitary sewer, storm sewer, water main, or other improvement for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon; or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development, whether by reference to or by use of a plan of such subdivision or land development or otherwise; or who erects any building thereon, unless and until a Final Plan has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein; or who in any other way be in violation of any of the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding

commenced by the Borough, pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. No judgment shall commence or be imposed, levied or 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 Borough 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 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 been only one such violation until the fifth (5th) day following the date of determination of a violation of the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.

- B. In addition to other remedies, the Borough may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and/or to prevent illegal occupancy of a building, structure or premises.
- C. 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.
- D. The Borough may further 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. The authority to deny such 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 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 the 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 constructive knowledge of the violation.
- E. As an additional condition for the 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 Borough may require compliance with the conditions that would have been applicable to the property at the time the Applicant acquired an interest in such real estate.

ARTICLE IX

APPEALS, INTERPRETATION AND EFFECTIVE DATE

SECTION 901. Appeals. All appeals from decisions of the Borough Council in the administration of this Ordinance shall be made in accordance with the provisions of the Municipalities Planning Code.

SECTION 902. Interpretation and Application of Provisions. In the interpretation and application of the provisions of this Ordinance, said provisions shall be deemed to be the minimum requirements necessary for the promotion and protection of the public health, safety and welfare. Where the provisions of this Ordinance and all standards and specifications implementing it impose greater restrictions upon subdivision or land development than those of any other Borough Ordinance or any regulation or any applicable land development agreement, the provisions of this Ordinance and its standards and specifications shall be controlling. Where the provisions of any statute, regulation, other Borough Ordinance or applicable land development agreement impose greater restrictions upon subdivision or land development than this Ordinance, the provisions of such statute, regulation, other Ordinance, or applicable land development agreement shall be controlling.

SECTION 903. Application of Ordinance. With the exception of Sections 903.A and 903.B, the provisions of this Ordinance shall apply to and control all subdivisions and/or land developments whose plans have not been recorded in the Office of the Recorder of Deeds prior to the effective date of these regulations.

- A. The provisions of this Ordinance shall not adversely affect an application for approval of a Preliminary Plan or Final Plan which was duly filed with the Borough and is pending action at the time of the effective date of this Ordinance, and in which case the Applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application had been duly filed. When a Preliminary Plan has been duly approved, the applicant shall be entitled to final plan approval in accordance with the terms of the approved Preliminary Plan. However, if an application is properly and finally denied, any subsequent application shall be subject to the provisions of this Ordinance.
- B. If an Applicant has received approval of a preliminary or final plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the Applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from the date of such approval. When approval of the Final Plan has been preceded by approval of a Preliminary Plan, the five (5) year period shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

SECTION 904. Construction. Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued, or any approval granted, or any cause or causes of action existing prior to the enactment of this Ordinance.

SECTION 905. Severability. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 906. Effective Date. This Ordinance shall take effect and be in force in five (5) days as provided by law.

DULY ORDAINED AND ENACTED by the Borough Council of the Borough of Lititz, Lancaster County, Pennsylvania, on the _____ day of _____, in lawful session duly assembled.

BOROUGH COUNCIL
LITITZ BOROUGH

Attest: _____
Secretary

[BOROUGH SEAL]

APPENDICES

- 1 Certificate of Accuracy (Plan)
- 2 Certification of Accuracy (Survey)
- 3 Storm Water Management Certification
- 4 Certificate of Ownership, Acknowledgement of Plan Offer and Dedication
- 5 Lititz Borough Preliminary Plan Approval Certificate
- 6 Lititz Borough Final Plan Approval
- 7 Lititz Borough Approval Certificate for a Lot Add-On Plan
- 8 Lititz Borough Planning Commission Review Certificate
- 9 Lancaster County Planning Commission Review Certificate
- 10 Recorder of Deeds Certificate
- 11 Application for Consideration of a Subdivision and/or Land Development Plan
- 12 Notice of Acceptance of an Improvement Guarantee
- 13 Required Improvements Listing (form)
- 14 Application for Consideration of a Modification (Waiver)
- 15 Standard Street Section Detail
- 16 Standard Curb and Sidewalk Details
- 17 Standard Parking Compound Details
- 18 Safe Stopping Sight Distance Chart
- 19 Sample Legal Documents
- 20 Form-Based Code Regulations
- 21 Downtown Lititz Master Plan

APPENDIX NO. 1

CERTIFICATION OF ACCURACY (PLAN)

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

_____, 20____ * _____

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

APPENDIX NO. 2

CERTIFICATION OF ACCURACY (SURVEY)

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

_____, 20____ * _____

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

APPENDIX NO. 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 Lititz Borough Subdivision and Land Development Ordinance.

_____, 20____

* _____

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the storm drainage plan.

APPENDIX NO. 4

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN
AND OFFER OF DEDICATION**

INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

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 is the * _____ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan that all necessary approval of the plan has been obtained and is endorsed thereon, that he 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.

** _____

*** _____

My Commission Expires _____, 20____

- * Identify Ownership or Equitable Ownership
- ** Signature of the Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 4

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

COPARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, being the members of the firm of _____ who being duly sworn according to law, deposes and says that the copartnership is the * _____ of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its act and plan that all necessary approval of the plan has been obtained and is endorsed thereon, 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.

** _____

*** _____

My Commission Expires _____, 20____

* Identify Ownership or Equitable Ownership

** Signature of the Individual

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

APPENDIX NO. 4

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

CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, being * _____ of ** _____ who being duly sworn according to law, deposes and says that the corporation is the *** _____ of the property shown on this plan, that he 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 that all necessary approval of the plan has been obtained and is endorsed thereon, 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.

**** _____

***** _____

***** _____

My Commission Expires _____, 20____

- * Individual's Title
- ** Name of Corporation
- *** Identify Ownership or Equitable Ownership
- **** Signature of Individual
- ***** Corporate Seal
- ***** Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds.

APPENDIX NO. 5

LITITZ BOROUGH COUNCIL PRELIMINARY PLAN APPROVAL CERTIFICATE

At a meeting on _____, 20____, the Lititz Borough Council 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 _____ last
revised _____, and bearing Lititz Borough File No. _____. This plan may not be
recorded in the office of the Lancaster County Recorder of Deeds, nor may any construction be
initiated.

* _____
* _____
* _____

*Signatures of the Borough Council President and Secretary.

APPENDIX NO. 6

LITITZ BOROUGH COUNCIL FINAL PLAN APPROVAL CERTIFICATE

At a meeting held on_____, 20____, the Lititz Borough Council approved this project including the complete set of plans and information which are filed with the Borough Council in File No._____, based upon its conformity with the standards of the Lititz Borough Subdivision and Land Development Ordinance.

* _____
* _____
* _____

*Signatures of the Borough Council President and Secretary.

APPENDIX NO. 7

LITITZ BOROUGH COUNCIL APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN

This lot add-on plan, bearing Lititz Borough File No. , approved by the Lititz Borough Council this_____day of_____, 20_____.

* _____
* _____
* _____

*Signatures of the Borough Council President and Secretary.

APPENDIX NO. 8

**LITITZ BOROUGH PLANNING COMMISSION
REVIEW CERTIFICATE**

At a meeting held on_____, 20____, the Lititz Borough Planning Commission reviewed this plan and a copy of the review comments is on file in the Borough office.

* _____ *

*Signatures of the Chairman and Secretary or their designees.

APPENDIX NO. 9

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on_____, 20____, and a copy of the review is on file at the office of the Planning Commission in CCPC File No.____. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission 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.

* _____ *

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 10

Removed by Ordinance C-550 - November 29, 2016

APPENDIX NO. 11
APPLICATION FOR CONSIDERATION FOR A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN

BOROUGH FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR BOROUGH USE ONLY)

The undersigned hereby applies for approval under the Lititz Borough Subdivision and Land Development Ordinance for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name: _____
Plan No.: _____ Plan Date: _____
2. Project Location: _____
3. Name of Property Owner(s): _____
Address: _____
Phone & Fax No.: _____
4. Land Use and Number of Lots and/or Units (indicate answer by number):

___ Single-Family (Detached)	___ Commercial
___ Multi-Family (Attached-Sale)	___ Industrial
___ Multi-Family (Attached-Rent)	___ Institutional
5. Total Acreage: _____
6. Application Classification: (Check One)

___ Preliminary Plan	___ Final Plan
___ Lot Add-On Plan for processing in accordance with Section 308 of the Ordinance.	___ Revised Sub-division and/or Land Development Plan for processing in accordance with Section 308 of the Ordinance.

7. Name of Applicant (if other than owner): _____

Address: _____

Phone & Fax No.: _____

8. Firm Which Prepared Plan: _____

Address: _____

Phone & Fax No.: _____

Person Responsible for Plan: _____

9. Have all zoning approvals been obtained? Please specify approvals:

10. Type of water supply proposed:

_____ Public

_____ Community

_____ Individual

11. Type of sanitary sewer disposal proposed:

_____ Public _____ Live

_____ Community _____ Capped

_____ Individual

12. Lineal feet of new street _____

Identify all street(s) not proposed for dedication:

13. Acreage proposed for park or other public use:

14. Have plans been submitted to the Lancaster County Planning Commission? _____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Borough Council of Lititz. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of Lititz Borough, and I 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.

Date

Signature of Landowner or Applicant

APPENDIX NO. 12

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

DATE: _____

Lititz Borough Council

7 South Broad Street
Lititz, PA 17543

SUBJECT: Acceptance of Improvement Guarantee

Dear Borough Council:

The developer of the project known as _____ has provided an improvement guarantee in the form of a _____ to assure the proper installation of the following improvements:

_____ Water Supply Facilities

_____ Fire Hydrants

_____ Other

This form of improvement guarantee was accepted by formal action of the Lititz Borough Council at a meeting on _____, 20 .

Authorized Signature

APPENDIX NO. 13

REQUIRED IMPROVEMENTS LISTING

Plan Name: _____

Plan Location: _____

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

<u>Improvements</u>	<u>Quantity</u>	<u>Units</u>	<u>Price Per Unit</u>	<u>Construction Cost</u>
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	_____	_____	_____	_____
Street Trees	_____	_____	_____	_____

Traffic Control Signs _____

Other (specify) _____

ESTIMATED COST: \$ _____
CONTINGENCIES (10%): \$ _____
INSPECTION FEE DEPOSIT (5%): \$ _____
REQUIRED ESCROW: \$ _____

SIGNATURE OF DEVELOPER _____

APPENDIX NO. 14

APPLICATION FOR CONSIDERATION OF A MODIFICATION (WAIVER)

BOROUGH FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR BOROUGH USE ONLY)

The undersigned hereby applies for approval of waiver, submitted herewith and described below:

1. Name of Project: _____

2. Project Location: _____

3. Name of Property Owner(s): _____

Address: _____

Phone & Fax No.: _____

4. Name of Applicant (if other than owner): _____

Address: _____

Phone & Fax No.: _____

1. Specify section(s) of the Lititz Borough Subdivision and Land Development Ordinance for which waiver is requested: _____

1. The proposed alternative to the requirement: _____

3 Justification for the waiver: _____

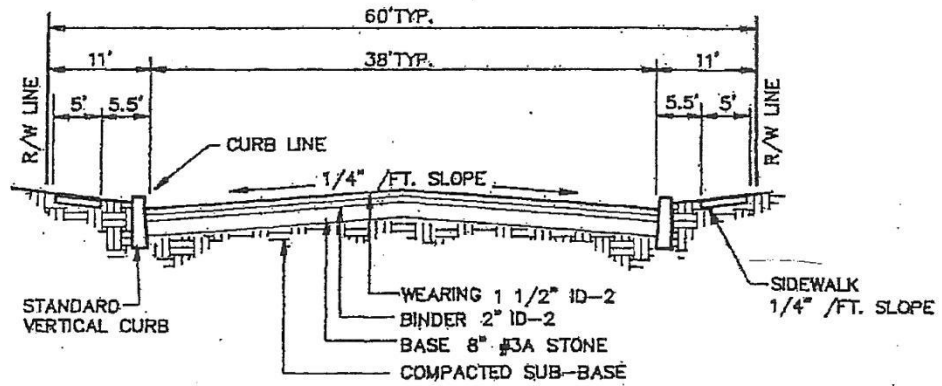
8. Identification of plans, reports or supplementary data which is part of the application:

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Date

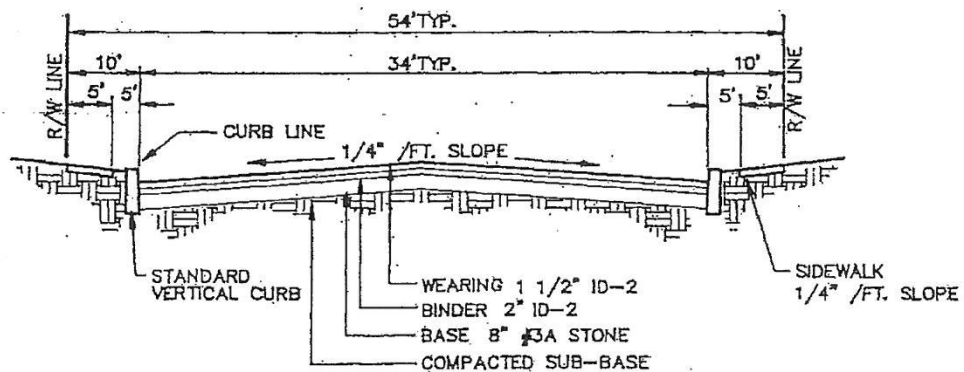
Signature

APPENDIX 15



COLLECTOR STREET CROSS SECTION

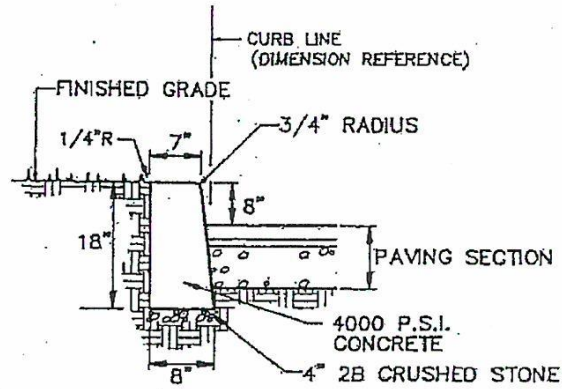
NOT TO SCALE



TYPICAL LOCAL STREET CROSS SECTION

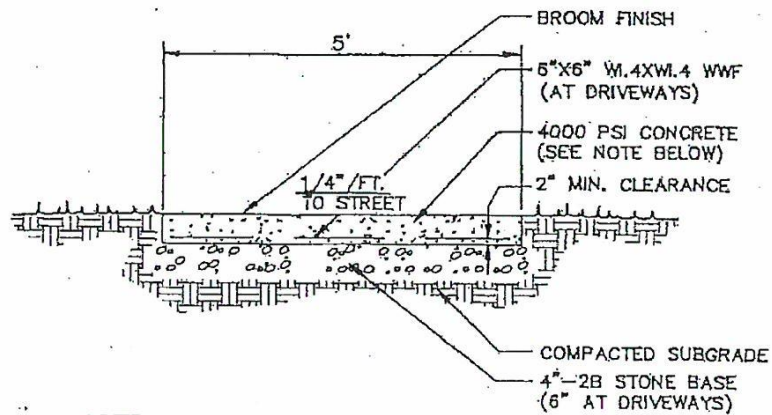
NOT TO SCALE

APPENDIX 16



VERTICAL CURB DETAIL

NOT TO SCALE



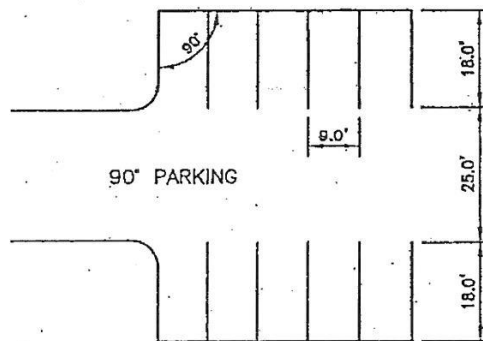
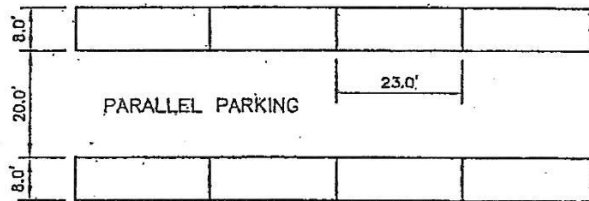
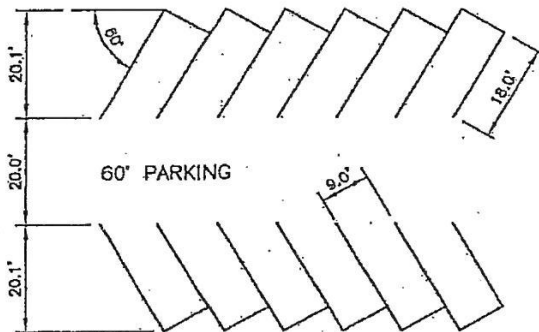
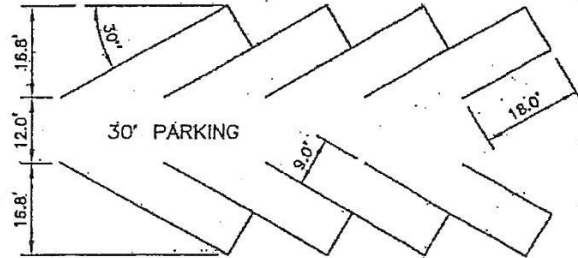
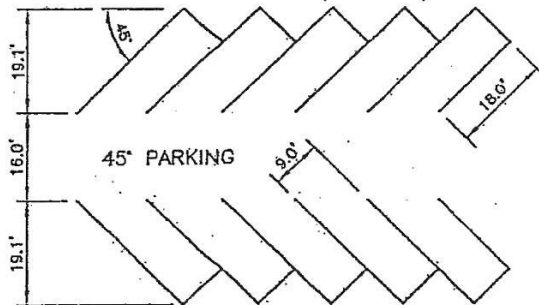
NOTE:

SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4" WHERE USED SOLEY FOR PEDESTRIAN TRAFFIC AND A MINIMUM THICKNESS OF 6" AT ALL DRIVEWAYS.

CONCRETE WALK DETAIL

NOT TO SCALE

APPENDIX 17



BOROUGH OF LITITZ
PARKING
CONFIGURATIONS

APPENDIX 18

FORMULA SIGHT DISTANCES (WHOLE FEET)

	<u>Speed (V)</u>										
	(Miles Per Hour)										
	<u>Grade (G)</u>										
	Percent										
	0	+1	+2	+3	+4	+5	+6	+7	+8	+9	+10
25	147	146	144	143	142	141	140	139	138	137	136
30	196	194	192	190	188	186	184	182	180	179	177
35	249	246	243	239	237	234	231	229	226	224	222
40	314	309	304	300	296	292	288	284	281	278	274
45	384	377	370	364	359	353	348	343	339	335	330
50	462	453	445	437	429	422	416	409	403	398	393
55	539	528	518	508	499	491	483	475	468	461	455
	0	-1	-2	-3	-4	-5	-6	-7	-8	-9	-10
25	147	149	150	152	154	155	157	160	162	164	167
30	196	199	202	204	207	211	214	218	222	226	231
35	249	253	257	261	265	270	275	280	286	292	299
40	314	319	325	331	338	345	353	361	370	379	390
45	384	391	399	407	416	425	436	447	459	473	487
50	462	472	482	493	505	518	531	547	563	581	601
55	539	550	563	576	590	606	623	641	661	683	707

APPENDIX 19

- Exhibit A - Improvement Guarantee Agreement - Letter of Credit (Example)
- Exhibit B - Improvement Guarantee Agreement - Cash (Example)
- Exhibit C - Irrevocable Letter of Credit (Example)
- Exhibit D - Demand for Payment (Example)

APPENDIX 19

EXHIBIT A IMPROVEMENT GUARANTEE AGREEMENT - LETTER OF CREDIT

THIS AGREEMENT is made this _____ day of _____, 20____, by and among Lititz Borough, Lancaster County, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania, ("Borough"); _____ Of _____, Pennsylvania ("Owner"); and _____, ("Bank")

WITNESSETH:

WHEREAS, Owner intends to construct certain_ improvements according to the Final Plan prepared by _____, known as Land Development Plan for _____, Plan No. _____, dated _____, and revised _____ hereinafter called "Plan"; and

WHEREAS, Borough requires that security be established to insure construction of improvements ("Improvements") in compliance with Borough ordinances, regulations, and resolutions; and

WHEREAS, Bank is willing to provide an irrevocable Letter of Credit for the funds required to complete the Improvements in compliance with Borough's ordinance, regulations, and resolutions.

NOW, THEREFORE in consideration of the mutual covenants and promises contained herein, the parties hereto, intend to be legally bound, agree as follows:

ARTICLE I: Owner will-obtain from Bank an irrevocable Letter of Credit in order to provide funds in the amount of \$_____to insure completion of the Improvements set forth in Owner's professional engineer's certification of costs, as provided in Article V of the Lititz Borough Subdivision and Land Development Regulations, marked Exhibit "A", attached hereto and made a part hereof, are completed in accordance with the Borough's specifications.

ARTICLE II: If Owner defaults or abandons the construction of the Improvements in the Plan, or if Bank sends Borough a notice, via certified mail, of Banks intention not to renew the Letter of Credit, Borough may draw on the Letter of Credit in order to pay for completion of the Improvements.

ARTICLE III: Borough, by its Engineer or other designated person, will, observe the construction of the improvements at progressive stages of completion as deemed necessary by the Borough.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet Borough specifications, the decision of Borough's representative shall control and Owner's obligation to maintain the Letter of Credit shall continue until the work is in compliance with Borough's specifications.

ARTICLE V: It is intended that all Improvements built pursuant to the Plan shall be private until offered for dedication or easements are granted, at Borough's election, and formally accepted by the Borough pursuant to Article VI

ARTICLE VI: Upon satisfactory completion of the Improvements under this Agreement, Borough agrees to make a final inspection and to release Owner from any further obligation to maintain the Letter of Credit if the Improvements meet Borough's specifications. Despite final inspection all Improvements shall be deemed to be private Improvements until such time as the same have been offered for dedication or easement and formally accepted by the Borough by ordinance, resolution, deed or other formal document

ARTICLE VII: Legal engineering, inspection, and administration costs incurred by Borough under this Agreement in regards to the Improvements set forth in Exhibit "A" shall be paid by the Owner. All said fees must be paid in full before the Letter of Credit is released.

All Improvements as specified herein shall be completed on or before one (1) year from the date hereof. Should said Improvements not be completed, the Borough's Engineer shall notify the Borough that the Owner has defaulted. Upon written application, the Borough Council, at their discretion, by formal resolution, may extend from time to time the one year period by not more than two additional years.

ARTICLE VIII: The specifications for the Improvements are those set forth on the Plan. All Improvements are to be constructed in compliance with the Ordinance, regulations, and resolutions of the Borough, all of which are by this reference made a part hereof.

ARTICLE IX: Borough will, prior to the final release at the time of completion and final inspection and approval by the Borough's Engineer, require a maintenance guarantee, for a period of eighteen (18) months, in the amount of fifteen percent (15%) of the cost of the Improvements. Said guarantee shall be in the form as permitted in the Municipalities Planning Code, Section 509(k).

ARTICLE X: Owner agrees to pay all costs involved in establishing and servicing the Letter of Credit with the Bank.

ARTICLE XI: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XII: This Agreement is not transferable, without the consent of the Borough, which consent shall not be unreasonably withheld.

ARTICLE XIII: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

IN WITNESS, THEREOF, and intending to be legally bound thereby, the parties hereto have caused these presents to be executed and their corporate seals thereunto affixed, the day and year first written above.

Lititz Borough

BANK

BY: _____

BY: _____

BY: _____

OWNER

BY: _____

BY: _____

APPENDIX 19

EXHIBIT B

IMPROVEMENT GUARANTEE AGREEMENT - CASH

THIS AGREEMENT is made this _____ day of _____, 20____, by and among Lititz Borough, Lancaster County, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania, ("Borough"); _____ Of _____, Pennsylvania ("Owner"); and _____, ("Bank")

WITNESSETH:

WHEREAS, Owner intends to construct certain_ improvements according to the Final Plan prepared by _____, known as Land Development Plan for _____, Plan No. _____, dated _____, and revised _____ hereinafter called "Plan"; and

WHEREAS, Borough requires that security be established to insure construction of improvements ("Improvements") in compliance with Borough ordinances, regulations, and resolutions; and

WHEREAS, Owner is willing to provide cash security for the funds required to complete construction in compliance with Borough's ordinances and resolutions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

ARTICLE I: Owner will deposit with Borough cash in in the amount of _____ Dollars and Cents (\$ _____) to be held by Borough in an interest bearing account using Owner's Social Security Number or Tax Identification Number as security that Owner will properly construct and complete Improvements set forth on the Plan to Borough's satisfaction and reimburse Borough for its inspection and administration expenses. Attached hereto and marked Exhibit "A", is a copy of the estimated costs of the Improvements prepared by the Owner and approved by the Borough's Engineer.

ARTICLE II: If Owner defaults or abandons the construction of the said Improvements set forth in the Plan, the Borough may complete the said Improvements using the escrowed funds hereinbefore mentioned to pay for said Improvements.

ARTICLE III: Borough, by its Engineer or other designated person, will inspect the construction of the improvements at progressive stages of completion as shall, specified by the Borough Engineer.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet Borough's specification, the decision of Borough's representative shall control and Owner's obligation to provide the cash security shall continue until the work is in compliance with Borough's specifications.

ARTICLE V: It is intended that all Improvements built pursuant to the Plan shall be private except the following which are intended for dedication to the Borough (list or state none).

ARTICLE VI: Upon satisfactory completion of the Improvements under this Agreement, Borough agrees to make a final inspection and release to Owner the cash security and any interest earned thereon if the Improvements meet Borough specifications. Despite final inspection, all Improvements shall be deemed to be private Improvements, unless stated otherwise in Paragraph V above. As the work of installing the required Improvements proceeds, Owner may request the governing body to release or authorize the release from time to time such portions of financial security for payment to the contractor or contractors performing the work. Borough or its agents shall have final say on the amount of escrow to be released but agree to be fair and reasonable.

ARTICLE VII: Legal engineering and observation costs incurred by Borough under this Agreement shall be paid by Owner.

All Improvements as specified herein shall be completed on or before one (1) year from the date hereof. Should said Improvements not be completed, then and in that event the Borough's Engineer shall notify to the Borough that the Owner has defaulted. Upon written application, the Supervisors, at their discretion, may extend from time to time the one (1) year period by not more than two (2) additional years by formal resolution.

ARTICLE VIII: The specifications for the various Improvements are those set forth on the Plan last revised and any accompanying documents and shall be constructed in compliance with the ordinances, resolutions, and regulations of Borough, all of which are by reference made apart hereof.

ARTICLE IX: Borough will, prior to the final release at the time of completion and final review by its Engineer, require a maintenance guarantee in the amount of fifteen (15%) percent of the estimated costs of the Improvements specified herein, for a period of eighteen (18) months.

ARTICLE X: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XI: This Agreement is not transferable, without the consent of Borough, which consent shall not be unreasonably withheld.

ARTICLE XII: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

IN WITNESS WHEREOF, intending to be legally bound thereby, the parties hereto have caused these presents to be executed and their corporate seals thereunto affixed, the day and year first above written.

LITITZ BOROUGH

OWNER

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

APPENDIX 19
EXHIBIT C
IRREVOCABLE LETTER OF CREDIT

Date

Expiration Date

Letter of Credit Amount
\$

Beneficiary

Applicant

Lititz Borough

Gentlemen:

We are issuing in your favor this irrevocable standby Letter of Credit (our number _____) in the amount of _____ Dollars and _____ Cents (\$_____) available at sight, drawn at your option to be presented at least five (5) days after the date of your invoice to the applicant, but not later than the expiration date of this Letter of Credit. This Letter of Credit pertains to the Plan known as the Plan for

_____, Plan No. _____, dated 20 _____, prepared by _____, and presented to Lititz Borough and to be recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania .

Intending to be legally bound, we hereby agree:

- I. That demands, in an aggregate amount not exceeding \$ _____ accompanied by a document in the form attached hereto and marked Exhibit "A" (executed by the Borough Council of Lititz Borough), shall be duly honored if presented to us at our office at _____, Pennsylvania, within one (1) Year (such date hereinafter referred to as the "expiration date"). Payment demands drawn on Letter of Credit # _____ shall be restricted to completion of Certain improvements ("Improvements") on Plan known as the Plan for _____ as described above.
2. This Letter of Credit shall be extended for additional one-year periods upon the expiration date, and upon each anniversary of such date unless thirty (30) days prior to such date or each anniversary of such date we notify the beneficiary in writing, by certified mail, at _____, Pennsylvania, that we elect not to renew this Letter of Credit.

Payment under this Letter of Credit will be made without determination of conditions of facts pertaining to related contractual agreements between the applicant and the beneficiary.

Except as so far otherwise stated herein, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credit", revised, International Chamber of Commerce Brochure No. 400.

Intending to be legally bound hereby, this Letter of Credit # _____ has been executed by a duly authorized officer of the, _____ Bank.

Sincerely,

APPENDIX 19

EXHIBIT D
DEMAND FOR FINAL PAYMENT

TO: Bank

Attention:

We hereby demand payment to the Lititz Borough Council the sum of
Dollars (\$) and certify that this demand is due to failure of to
complete to our satisfaction improvements on , Drawing # ,
dated , for development known as recorded in

ATTEST: LITITZ BOROUGH COUNCIL

_____ BY _____

BY: _____

BY: _____

DATE _____

APPENDIX 20

FORM-BASED CODE REGULATIONS

Applicability

Overall Goals

Site Design Standards

- Street Sections Typologies

- Benches

- Moveable Tables and Chairs

- Bollards and Litter Receptacles

- Bike Racks

- Sidewalk Paving Materials

- Crosswalks

- Street Lights

- Pole-Mounted Signs & Signals

- Streetscape Edge

- Streetscape Best Practices

Street Tree Guidelines

- Street Tree Use and Selection

- Recommended Street Tree & Buffer Plant Selections

- Street Tree Placement and Spacing

- Street Tree Planting Details

- Street Tree Best Practices

Front Yards for Residential Neighborhoods

Streetscape Edge Treatments for Off-Street Parking Areas

Stormwater Infiltration

- Stormwater Infiltration at Off-Street Parking Area Edges

- Interior Plantings for Off-Street Parking Areas

- Stormwater Infiltration within Off-Street Parking Areas

Off-Street Parking Area Best Practices

Buffer Design Guidelines

- Planted Buffers Selection & Application

- Planted Buffers for Downtown Areas

- Planted Buffers for Non-Downtown Areas

- Planted Buffer Examples

- Buffer Design/Enhancement

Civic Art

Green Urbanism

Architectural Design

Maintenance of Improvements

Contents

20.1	Applicability
20.2	Overall Goals
20.4	Street Section Typologies
20.6	Benches
20.7	Moveable Tables and Chairs
20.8	Bollards and Litter Receptacles
20.9	Bike Racks
20.10	Sidewalk Paving Materials
20.11	Crosswalks
20.12	Street Lights
20.13	Pole-Mounted Signs & Signals
20.14	Streetscape Edge
20.15	Streetscape Best Practices
20.16	Street Tree Use and Selection
20.17	Recommended Street Tree & Buffer Plant Selections
20.18	Street Tree Placement and Spacing
20.19	Street Tree Planting Details
20.20	Street Tree Best Practices
20.21	Front Yards for Residential Neighborhoods
20.22	Streetscape Edge Treatments for Off-Street Parking Areas
20.23	Stormwater Infiltration at Off-Street Parking Area Edges
20.24	Interior Plantings for Off-Street Parking Areas
20.25	Stormwater Infiltration within Off-Street Parking Areas
20.26	Off-Street Parking Area Best Practices
20.27	Planted Buffers Selection & Application
20.28	Planted Buffers for Downtown Areas
20.29	Planted Buffers for Non-Downtown Areas
20.30	Planted Buffer Examples
20.31	Buffer Design/Enhancement
20.32	Civic Art
20.33	Green Urbanism
20.35	Architectural Design
20.43	Maintenance of Improvements

Note: These FBC Design Standards are part of the Subdivision & Land Development Ordinance.

Applicability

	<u>TNDO</u>	<u>Downtown</u>	<u>Other Districts</u>
Overall Goals	•	•	•
Site Design Standards			
Street Section Typologies		•	•
Benches	•	•	•
Moveable Tables and Chairs	•	•	•
Bollards and Litter Receptacles	•	•	•
Bike Racks	•	•	•
Sidewalk Paving Materials	•	•	•
Crosswalks	•	•	•
Street Lights	•	•	•
Pole-Mounted Signs & Signals	•	•	•
Streetscape Edge	•	•	•
Streetscape Best Practices	•	•	•
Street Tree Standards			
Street Tree Use and Selection	•	•	•
Recommended Street Tree & Buffer Plant Selections	•	•	•
Street Tree Placement and Spacing	•	•	•
Street Tree Planting Details	•	•	•
Street Tree Best Practices	•	•	•
Front Yards for Residential Neighborhoods	•	•	•
Streetscape Edge Treatments for Off-Street Parking Areas	•	•	•
Stormwater Infiltration			
Stormwater Infiltration at Off-Street Parking Area Edges	•	•	•
Interior Plantings for Off-Street Parking Areas	•	•	•
Stormwater Infiltration within Off-Street Parking Areas	•	•	•
Off-Street Parking Area Best Practices	•	•	•
Buffer Design Standards			
Planted Buffers Selection and Application	•	•	•
Planted Buffers for Downtown Areas		•	
Planted Buffers for Non-Downtown Areas	•		•
Planted Buffers Examples	•	•	•
Buffer Design/Enhancement	•	•	•
Civic Art	•	•	
Green Urbanism	•	•	•
Architectural Design	•	•	•
Maintenance of Improvements	•	•	•

• = Applicability of Manual Provisions

Refer to Section 601 (General Minimum Design Standards) for Applicability of Form-Based Code Regulations.

Overall Goals

Legislative Intent

- 20.1 This Manual is intended to comply with Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.
- 20.2 This Manual is intended to help protect and enhance the character of Lititz Borough.



Traditional Lititz Neighborhood to inspire TNDO

Design Standards

- 20.3 This Manual shall be utilized as part of the Form Based Code Regulations.
- 20.4 This Manual shall be utilized, in particular, for development in the Downtown, the Traditional Neighborhood Development Overlay District (TNDO), and in other districts as necessary to preserve the unique character of Lititz Borough.
- 20.5 This Manual shall be utilized to plan, design, construct and maintain buildings, structures, Streetscapes, and landscapes.
- 20.6 The places, spaces, buildings, and Streetscapes, as shown in this Manual shall be emulated.



Traditional Lititz Neighborhood to inspire TNDO



Traditional Lititz Neighborhood to inspire TNDO

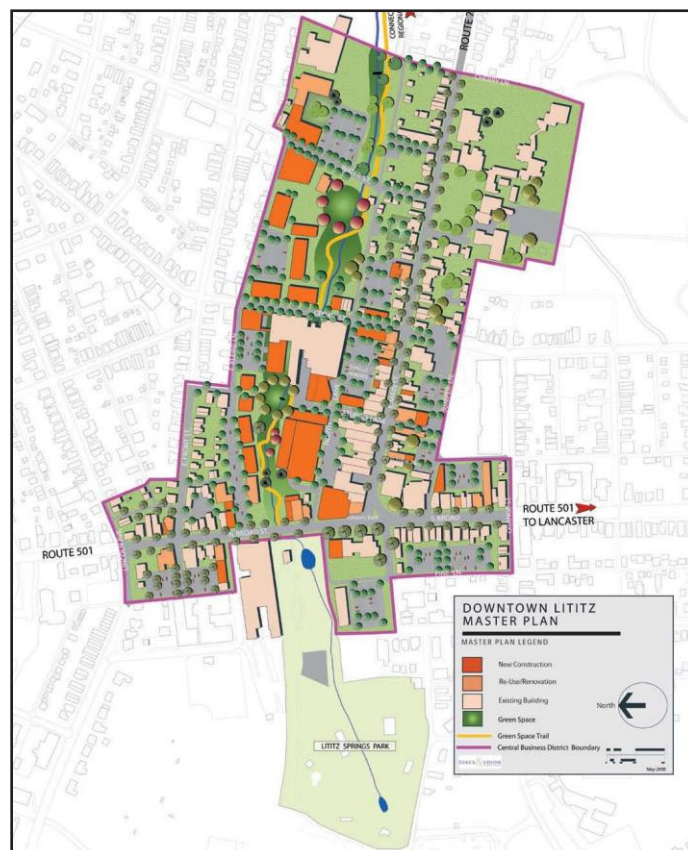
Overall Goals

Legislative Intent

- 20.7 This Manual is intended to primarily apply to the area of the Downtown as delineated in the Downtown Lititz Master Plan.

Design Standards

- 20.8 This Manual shall be utilized to plan, design, construct and maintain buildings, structures, Streetscapes, landscapes, and hardscapes in the Downtown and in other districts as necessary to preserve the unique character of Lititz Borough.
- 20.9 The applicable places, spaces, buildings, Streetscapes, etc. as shown in this Manual shall be emulated in the Downtown and in other districts as necessary to preserve the unique character of Lititz Borough.



Downtown Lititz Master Plan



Zum Anker Alley Outdoor Dining

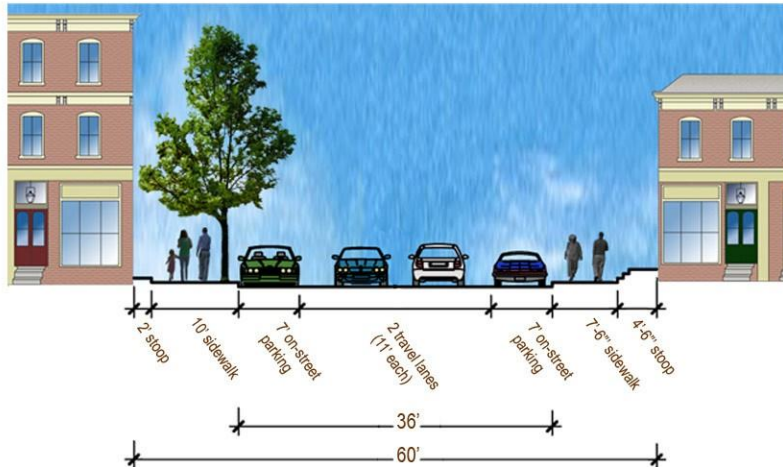


Outdoor Dining Along Broad Street

Note: The above images are from Derck & Edson Associates, Downtown Lititz Master Plan, dated September 1, 2008

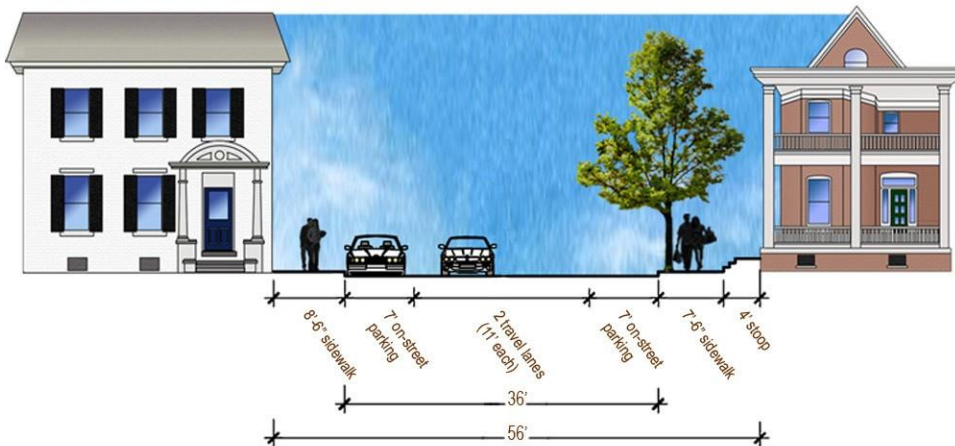
Site Design Standards

Street Section Typologies



Commercial/Mixed Use Area Street Section Inspired by the
000 block of East Main Street

- Two-way Vehicular Traffic
- Marked Parallel Parking - Both Sides



Residential Area Street Section Inspired by the
000 block of South Spruce Street

- Two-way Vehicular Traffic
- Un-marked Parallel Parking - Both Sides
- Front Porches Not Included
- Front Lawns Not Included

Legislative Intent

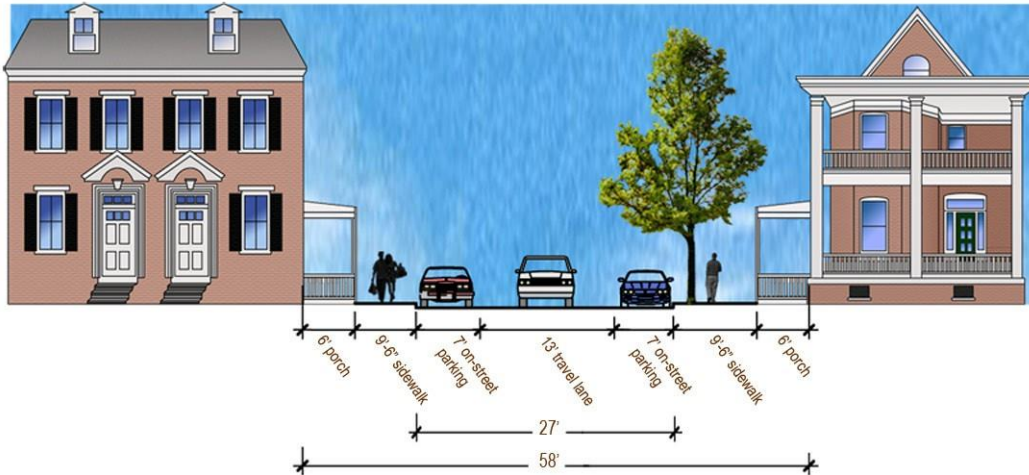
- 20.10 Where new neighborhoods are created, it is intended that complete streets be constructed to replicate existing Borough Streetscapes.

Design Standards

- 20.11 Proposed streets shall be designed to include travel lanes, on-street parking spaces, sidewalks, and Build-to Lines which resemble existing Borough street sections.

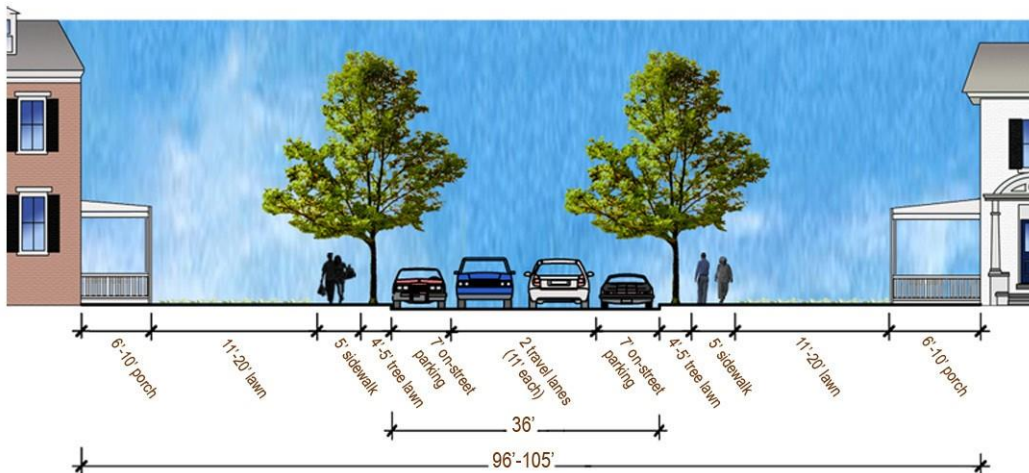
Site Design Standards

Street Section Typologies



Residential Area Street Section Inspired by
Center Street at Cedar Street Intersection

- One-way Vehicular Traffic
- Marked Parallel Parking - Both Sides
- Front Porches Included
- Front Lawns Not Included



Residential Area Street Section Inspired by
East New Street & South Spruce Street

- Two-way Vehicular Traffic
- Un-marked Parallel Parking - Both Sides
- Front Porches Included
- Front Lawns Included

Legislative Intent

20.12 Where new neighborhoods are created, it is intended that complete streets be constructed to replicate existing Borough Streetscapes.

Design Standards

20.13 Proposed streets shall be designed to include travel lanes, on-street parking spaces, sidewalks, and Build-to Lines which resemble existing Borough street sections.

Site Design Standards

Benches



Existing assortment of Downtown seating options does not promote visual continuity among the Borough's public outdoor spaces.



Legislative Intent

- 20.14 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.15 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.16 All benches to be placed within the Borough's public outdoor spaces shall be model # PRS127 (with a center bench arm) manufactured by Victor Stanley Inc in a color to replicate the Borough's street light pole color, or Borough-approved equal. The Borough may consider suggested bench alternatives. In some settings, a backless bench may be used to provide seating orientation options. Typically, benches with backs shall be provided, and backs shall be oriented to permit direct views of passing pedestrians and motorists from bench seats.
- 20.17 Benches shall be provided at all public gathering spaces including greens, plazas, squares, pocket parks, and bus stops.
- 20.18 Benches shall not obstruct pedestrian travel zones required for ADA compliance, nor building entrances and fire hydrant access.
- 20.19 All benches shall be permanently mounted to secured paving materials per the bench manufacturer's specifications, and leveling hardware shall be used to compensate for sloping pavement conditions where applicable.
- 20.20 While bench donor recognition plaques may be permitted following plaque design review by the Borough, no commercial logos and/or outdoor advertising will be permitted on public site furnishings.

Site Design Standards

Moveable Tables and Chairs



Legislative Intent

- 20.21 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.22 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.23 Because the installation of moveable furnishings is temporary in nature and subject to the aesthetic preferences of business owners, specific tables and chair selections are not required. All moveable furnishings must, however, be made of safe, sturdy, and durable materials such as wood, steel, aluminum, or wrought iron. They must also be of commercial grade and specifically manufactured for outdoor use. Tables may be no larger than two (2) feet and six (6) inches wide, and they should visually complement adjacent chairs.
- 20.24 Moveable furnishings shall not encroach into pedestrian travel zones required for ADA compliance, nor obstruct building entrances and fire hydrant access.
- 20.25 Neither moveable tables nor chairs may be secured to sidewalk pavement, street lights, trees, benches or other public site furnishings.
- 20.26 In addition to tables and chairs, outdoor cafes must include securely mounted litter receptacles (see p. 194.4), if such receptacles do not currently exist within twenty (20) feet of the cafe area.
- 20.27 All moveable furnishings must be regularly cleaned and maintained. They must be stored indoors and/or out of the public rights-of-ways beyond seasonal periods of cafe operation.

Site Design Standards

Bollards and Litter Receptacles



Legislative Intent

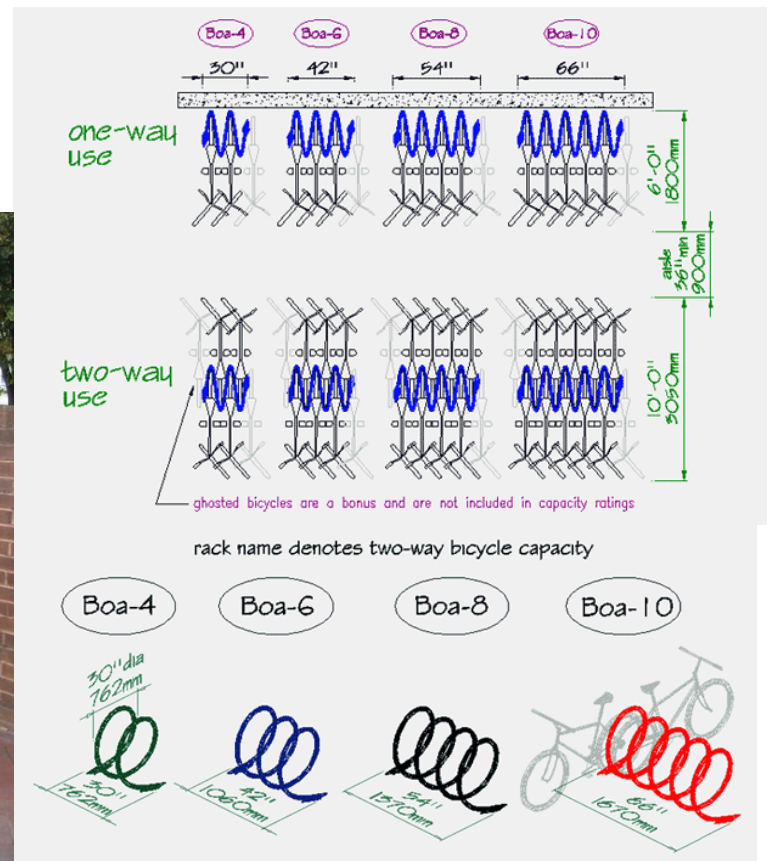
- 20.28 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.29 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.30 To delineate and separate pedestrian and vehicular zones, decorative bollards for public areas must match the quality and appearance of model #CB-C manufactured by Olympic Foundry Inc. and available from Fairweather Site Furnishings & Accessories in a color to replicate the Borough's street light pole color, or Borough-approved equal.
- 20.31 All litter receptacles to be placed within the Borough's public spaces shall be model # T-32 with dome-top (model #DS-32) manufactured by Victor Stanley Inc. in standard green color, or approved equal.
- 20.32 Receptacles shall be located near street intersections (but outside the established Clear Sight Triangles) at mid-block crosswalks, and near proposed bench locations. Typically, two litter receptacles located on opposite corners of a downtown street intersection shall be sufficient.
- 20.33 Receptacles and bollards shall not obstruct pedestrian travel zones required for ADA compliance, nor building entrances and fire hydrant access.
- 20.34 All receptacles and bollards shall be permanently mounted to secured paving materials per the manufacturer's specifications, and leveling hardware shall be used to compensate for sloping pavement conditions where applicable.

Site Design Standards

Bike Racks



Legislative Intent

- 20.35 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.36 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.37 Bike Racks shall be provided in the following locations, and in the following quantities:
- At all institutional land uses such as post office, school, municipal building, municipal park, and the like (with at least one [1] Bike Rack [model specified in 194.34] per lot);
 - At all non-residential developments with new buildings of 20,000 square feet or more on the ground floor (with at least two [2] Bike Racks [model specified in 194.33] per lot);
 - At all new TND0 developments (with at least six [6] Bike Racks [model specified in 194.33] per TND0 site).
- 20.38 Bike Racks shall not obstruct pedestrian travel zones required for ADA compliance, nor building entrances, fire hydrant access, and clear sight triangles.
- 20.39 All Bike Racks shall be permanently mounted to secured paving materials per the manufacturer's specifications, and leveling hardware shall be used to compensate for sloping pavement conditions where applicable.
- 20.40 To promote alternatives to vehicular transportation, Bike Rack model #FW2E-4 manufactured by Keystone Ridge Designs in a color to replicate the Borough's street light poles (or Borough-approved equal) shall be provided in public sidewalk areas where the developer or Borough determine that such amenity is warranted.
- 20.41 Within public greens, plazas, and squares where more ample space and parking demand exist, Bike Rack model "Boa" manufactured by Dobra Design in a color to replicate the Borough's street light poles (or Borough-approved equal) shall be provided.

Site Design Standards

Sidewalk Paving Materials



Existing assortment of impervious paving types which attempt to replicate brick and stone masonry.

Required brick and/or concrete paving materials which respect traditional sidewalk construction practices.

Legislative Intent

- 20.42 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.43 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.44 Although durable and easy to maintain, concrete sidewalk paving does not permit essential air and water penetration to street tree root zones, and it must be destroyed, thrown away, and replaced whenever access to underground utilities is required. Furthermore, concrete colors and patterns of replaced paving sections rarely match earlier paving areas. For these reasons, a continuous brick sidewalk paving band shall be provided adjacent to Downtown street curbs wherever more than fifty (50) feet of contiguous Streetscape improvements are proposed. For smaller Downtown areas, this brick paving band may be omitted, but use of porous concrete paving is recommended in its place.
- 20.45 All other Borough sidewalks separated from a street curb by an unpaved area (i.e. tree lawn) shall be concrete, but such concrete shall not be colored and/or patterned to falsely replicate other paving materials such as stone and/or brick.
- 20.46 Downtown brick paving bands shall extend two (2) feet and four (4) inches from the back of a street curb unless such width is greater than 40% of the overall sidewalk width. In such areas, the band width may be reduced, but it shall be consistent throughout an entire block.
- 20.47 Downtown sidewalk areas located between required brick paving bands and building facades shall be paved with concrete (preferably porous concrete), and shall not include surface color or texture treatments which attempt to falsely replicate other paving materials.
- 20.48 Paving bricks for sidewalks shall be model '2-1/4"x4"x8" Brick Paver' manufactured by Watertown Brick Company in standard red color. They shall be set in a non-mortared 90 degree Herringbone Pattern over stable, well-compacted base materials which permit stormwater infiltration (except at street intersections and driveways where a concrete base material may be used to withstand occasional vehicular encroachment).
- 20.49 Brick and concrete sidewalk paving (designed for vehicular use) shall extend across access drives and shall not be interrupted with bituminous paving.
- 20.50 Accessible sidewalk ramps with ADA-approved detectable sidewalk warnings shall be provided and such warnings shall visually contrast with surrounding paved areas. Detectable warning materials composed of raised truncated domes shall be presented to the Borough for approval.

Site Design Standards

Crosswalks



Legislative Intent

- 20.51 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.52 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.53 Crosswalks shall be located at all downtown street intersections, connecting opposing accessible sidewalk ramps.
- 20.54 In most Crosswalk locations, heat-applied Crosswalk Striping shall be provided. Such Crosswalks shall be six (6) to ten (10) feet wide and shall be immediately re-striped whenever removal of bituminous paving and subsequent street patching occurs, and when striping becomes worn from regular use.
- 20.55 As a viable alternative to striped Crosswalks, textured paving consisting of brick (2-3/4 inch, model #36 Red Sunset[®] manufactured by Whitacre-Greer) shall be installed on a reinforced concrete base to address pedestrian safety and vehicular traffic calming. Such Crosswalks shall be edged with flush concrete curb to create a visual and functional transition between brick pavers and adjoining bituminous paving. Brick Crosswalk pavers are to be set at a 90 degree herringbone paving pattern, and the overall Crosswalk width shall be ten (10) feet.
- 20.56 Crosswalks shall not be constructed of colored and stamped bituminous paving due to visual inconsistency of such materials with the Borough's built environment, and due to increased maintenance inherent to such paving practices.

Site Design Standards

Street Lights



Downtown Street Light



Downtown Street Light

Legislative Intent

- 20.57 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.58 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

- 20.59 Pedestrian-scaled Washington Boulevard Street Lights with standard green poles as supplied by PPL (or approved equal) shall be installed and maintained along both sides of a street. To address 'dark sky' initiatives by reducing light pollution and light trespass, model # 'K118 Washington' luminaires with 'VL1 Cut Off Optical System' manufactured by King Luminaire Ornamental Lighting shall be used.
- 20.60 Street Lights and street trees shall be located to achieve proper spacing for street and sidewalk illumination levels desired by the Borough Engineer, and to minimize impacts with open doors of vehicles parked in on-street parking spaces.

Site Design Standards

Pole-mounted Signs & Signals



Inconsistent Streetscape colors and materials



Inconsistent pole colors and materials combined with non-consolidated signage contribute to visual Streetscape clutter.

Legislative Intent

- 20.61 To promote greater visual continuity among the Borough's diverse public spaces, selection of open space amenities such as high-quality site furnishings, sign poles, street lights, and paving materials is intended to be from a list of approved Streetscape components.
- 20.62 Compliance with Borough-approved public amenities (or Borough-approved equals) is intended to celebrate local heritage, to withstand the test of time, and to create durable, safe, and attractive public spaces which reinforce a distinctive sense of place.

Design Standards

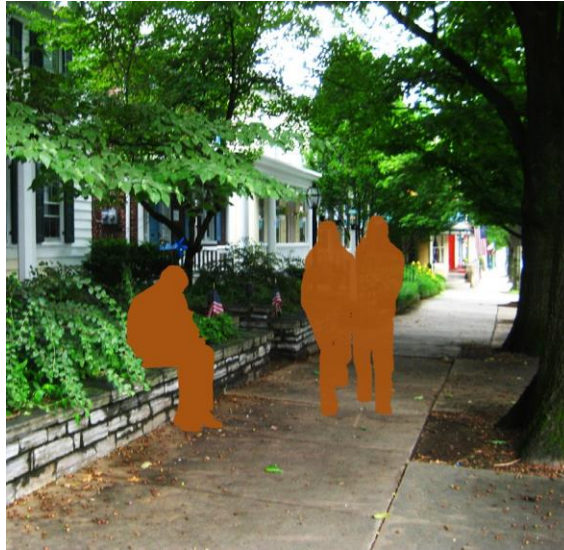
- 20.63 Poles and posts for mounting signs and/or signals shall be fiberglass, aluminum, cast iron, steel, or painted wood. Unpainted wood sign poles/posts shall not be used.
- 20.64 Poles which accommodate traffic signalization must closely replicate the standard color and form of PPL's Washington Boulevard street light poles.
- 20.65 To reduce visual Streetscape clutter, signs providing vehicular wayfinding and regulations shall be consolidated on shared sign poles, or securely attached to nearby street light or traffic signal poles wherever feasible.

Site Design Standards

Streetscape Edge



Masonry pier with hedge/'green wall'



Masonry seat wall



Masonry pier and wall



Painted wood gate and fence

Legislative Intent

- 20.66 Pedestrian-scaled site features such as fences, walls, piers, gates, and hedges are intended to define Streetscape edges where buildings and other structures that typically delineate Street Walls are non-existent.

Design Standards

- 20.67 Walls, piers, fences, and hedges with a maximum three (3) feet and six (6) inch height shall be used to effectively delineate Downtown Street Walls, and to provide a clear visual division between public and private outdoor spaces where building facades do not already exist to serve this purpose.
- 20.68 Wall and fence materials shall be architecturally compatible with nearby structures, and shall be constructed of painted wood, indigenous stone, brick, cast limestone, wrought iron, and/or black, powder-coated metal components (excluding chain-link fencing).
- 20.69 Hedges shall be regularly maintained so as to not exceed a three (3) feet and six (6) inch height, nor encroach into public pedestrian areas.
- 20.70 Walls, piers, fences, and hedges may be terminated and/or punctuated with masonry piers, and they may be interrupted by pedestrian-scaled gates. Such gates shall be constructed of painted wood, wrought iron, or black, powder-coated metal.

Site Design Standards

Streetscape - Best Practices



Narrow, ineffective Streetscape edge delineation between sidewalk and off-street parking area.

Streetscape Enhancement Utilizing Appropriate Design Elements from Existing Site Context



Improved Streetscape delineation between these same public and private outdoor spaces.

Design Standards

- 20.71 Where building facades do not adequately define a Street Wall, other features such as appropriately-scaled walls, fences, piers, hedges, and other plantings shall be used to separate front yard areas from adjoining sidewalks.

Site Design Standards

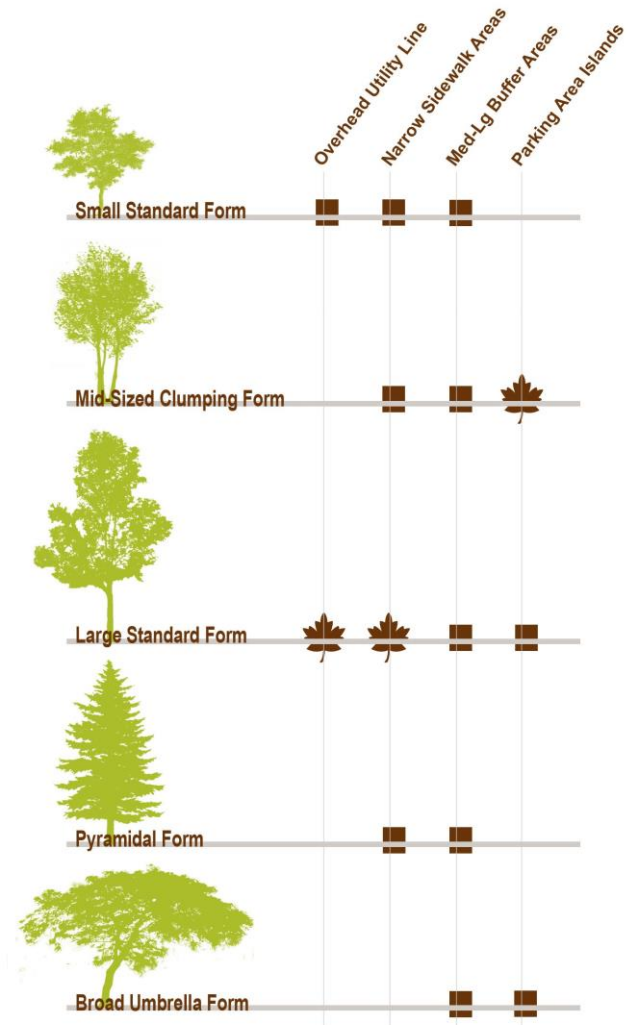
Street Tree Use and Selection

Legislative Intent

- 20.72 It is intended that trees will be planted within the Borough's Streetscapes, parking areas, and required landscape buffers to provide a pedestrian-scaled environment, a seasonal succession of landscape interest, a buffer from undesirable views, a barrier to the detrimental effects of wind and noise, and a comfortable shade canopy to lower energy consumption and reduce carbon dioxide levels.

Design Standards

- 20.73 With due consideration of mature plant forms, trees shall be selected to fit a given site context and to produce desired landscape effects such as shade, buffers, and/or seasonal vibrancy.



 denotes acceptable form selection

 denotes form selection permitted only with Borough Shade Tree Commission Approval



Site Design Standards

Recommended Street Tree & Buffer Plant Selections

SMALL TREES

<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	20-35' Ht.	Small Standard Form	Multi-colored bark, red ornamental fruit persist into winter
<i>Prunus x incam</i> 'Okame'	Okame Cherry	15-25' Ht.	Small Standard Form	Attractive reddish-bronze bark; pink flowers in early spring
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	20-25' Ht.	Small Standard Form	White flowers in mid-summer

MEDIUM TREES

<i>Carpinus caroliniana</i>	American Hornbeam	20-30' Ht.	Broad Umbrella Form	Round spreading; native; yellow to orange fall color; tolerant of soil compaction
<i>Gleditsia t. var. inermis</i> 'Imperial', 'Skyline', or 'Moraine'	Thornless Honey Locust	30-40' Ht.	Large Standard Form	Small, lightweight leaves; golden color in fall; produces light shade
<i>Ostrya virginiana</i>	American Hophornbeam	25-40' Ht.	Large Standard Form	Attractive exfoliating bark and hop-like fruit; native
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	30-40' Ht.	Large Standard Form	White flowers, red-purple fall leaf color; better structure than older cultivars
<i>Quercus acutissima</i>	Sawtooth Oak	35-40' Ht.	Large Standard Form	Yellow fall color; acorns provide valuable wildlife food source

LARGE TREES

<i>Acer rubrum</i> 'Bowhall' or 'Armstrong'	Columnar Red Maples	50-60' Ht.	Large Columnar Form	Red flowers, fruit and fall color; native
<i>Acer rubrum</i> 'October Glory' or 'Red Sunset'	Red Maple	50-60' Ht.	Large Standard Form	Red flowers, fruit and fall color; native
<i>Ginkgo biloba</i> (male)	Male Ginkgo	50-80' Ht.	Large Standard Form	Brilliant yellow fall color; easy to transplant and establish
<i>Liquidambar styraciflua</i> 'Rotundiloba'	Fruitless Sweetgum	60-75' Ht.	Large Standard Form	Star-shaped leaves; rich reddish purple fall color
<i>Platanus x acerifolia</i>	London Plane Tree	70-90' Ht.	Large Standard Form	Large flat leaf; exfoliating bark, exposing white inner bark
<i>Quercus imbricaria</i>	Shingle Oak	50-60' Ht.	Broad Umbrella Form	More easily transplanted than other oaks; native
<i>Quercus phellos</i>	Willow Oak	60-80' Ht.	Large Standard Form	Moderately fast growing; yellow brown fall color; native
<i>Quercus rubra</i>	Red Oak	60-75' Ht.	Large Standard Form	More easily transplanted than other oaks; red fall color; native; acorns
<i>Ulmus</i> 'Accolade' or 'Morton'	Hybrid Elm	50' Ht.	Broad Umbrella Form	Lustrous dark green leaves; resistant to Dutch Elm disease; very adaptable
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	60-80' Ht.	Large Standard Form	Nice form; orange-brown fall color

LARGE BUFFER AREA TREES & SHRUBS *

<i>Abies concolor</i>	White Fir	30-50' Ht.	Pyramidal Form	Highly adaptable evergreen; tolerant of heat and drought
<i>Euonymus kiautschovicus</i> 'Manhattan'	Spreading Euonymus	8-10' Ht.	Large Shrub Form	Highly adaptable to most soils; semi-evergreen; fast-growing
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	4-6' Ht.	Large Shrub Form	Attractive bark; large white flowers in June; burgandy fall color; native
<i>Juniperus virginiana</i>	Eastern Redcedar	30-50' Ht.	Pyramidal Form	Highly adaptable evergreen; valuable food source for birds; native
<i>Rhus aromatica</i>	Fragrant Sumac	2-6' Ht.	Large Shrub Form	Highly adaptable; spreading; orange-red fall color; native
<i>Rhus typhina</i>	Staghorn Sumac	15-20' Ht.	Large Shrub Form	Highly adaptable; spreading; orange-red fall color; native
<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	8-12' Ht.	Large Shrub Form	Flowers in May; attractive fruit; red fall color; native

* Other potential plant selections will be considered by the Borough's Shade Tree Commission

Legislative Intent

20.74 It is intended that trees will be selected for the Borough's Streetscapes, parking areas, and required landscape buffers utilizing species proven tolerant of urban conditions, and able to prosper in spite of environmental and physical constraints (overhead utilities, nearby building facades, limited root zones, etc).

Design Standards

20.75 With due consideration of the proposed planting location and existing site constraints, tree types shall be determined by referring to the appropriate section in the list above. A preference shall be given to use of native plant species.

20.76 Trees for Streetscapes and parking areas shall be responsibly pruned to have bottom tree branches at least eight (8) feet above sidewalk areas and at least ten (10) feet above vehicular areas at the time of tree maturity. No street tree shall be smaller than a two (2) inch caliper size (the diameter of the trunk measured six [6] inches above grade) at the time of tree installation. Where more than fifty (50) feet of contiguous Streetscape improvements are proposed, such caliper measurements shall be no less than three (3) inches.

20.77 Tree and shrub species selection for required landscape buffers shall be in accordance with the list provided above, and shall be planted according to quantities established on p.194.25.

20.78 Tree species for required landscape buffers shall not have a caliper less than three (3) inches in size (the diameter of the trunk measured six [6] inches above grade) at the time of installation.

20.79 To avoid creation of monocultures consisting of only one plant type, each Borough block shall include at least two street tree species, and each large buffer area shall include at least three species.

Landscape Design Standards

Street Tree Standards - Placement & Spacing

Legislative Intent

- 20.80 Street tree spacing requirements have intended variations depending upon selected tree forms at the time of plant maturity, and due to unique contextual considerations inherent to each plantingsite.
- 20.80.a The Tree Lawn of five feet (5') typical as shown on this page is not intended for lots with Commercial Use.

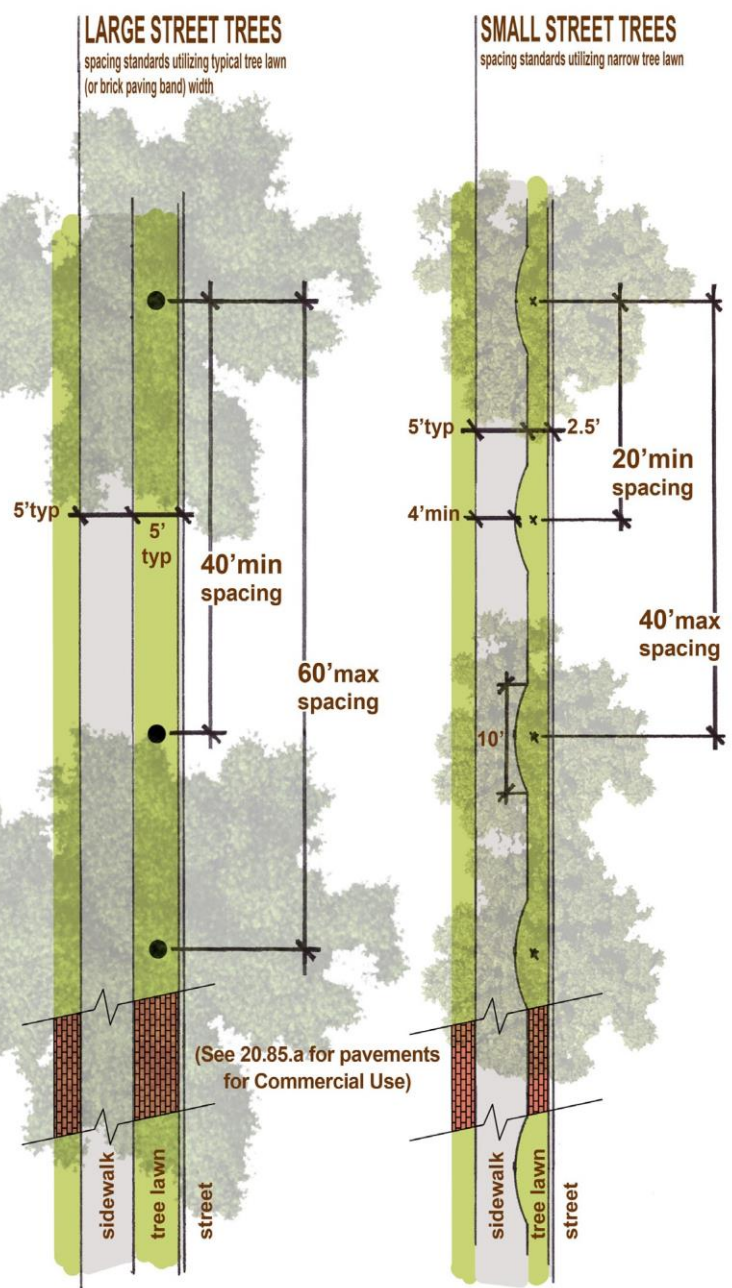


Street Trees shall enhance and frame views rather than mask key features



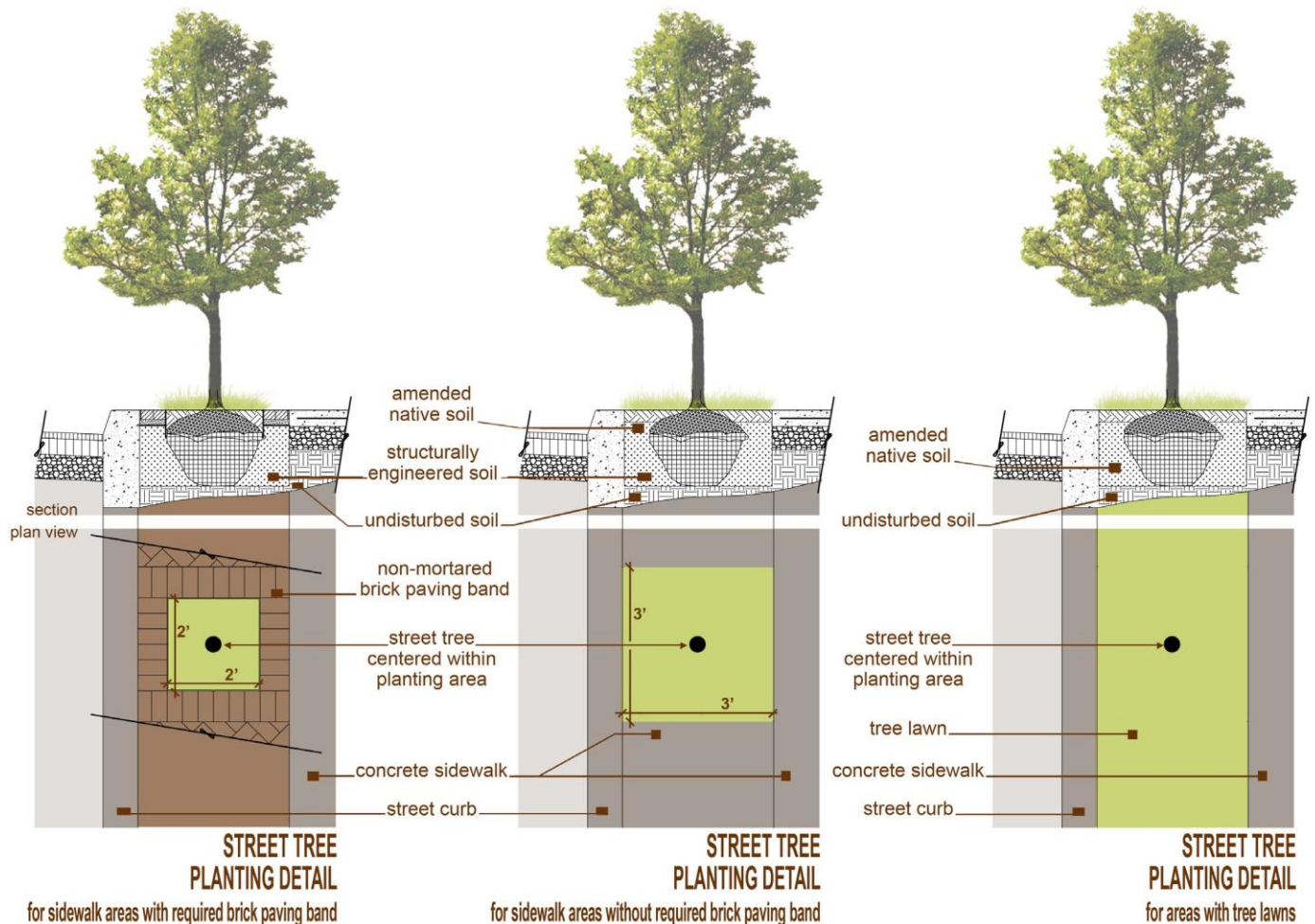
Design Standards

- 20.81 Small street trees selected from the Borough's approved list of species shall be spaced a minimum of twenty (20) feet and a maximum of forty (40) feet apart.
- 20.82 Mid-sized trees and larger street trees selected from this same list shall be spaced a minimum of forty (40) feet and a maximum of sixty (60) feet apart.
- 20.83 Street tree placement shall typically occur within the center of a tree lawn or brick sidewalk paving band.
- 20.84 Tree locations shall generally be staggered on opposing sides of a street unless a street's width exceeds forty (40) feet, requiring alignment of proposed lighting and trees on opposite street sides to obtain proper levels of Streetscape illumination. Tree spacing shall be responsive to street light locations which, in turn, shall relate to locations of on-street parking spaces (where spaces are delineated with pavement markings). Careful coordination of tree placement, lighting, and parked vehicles shall prevent blocked lighting patterns and blocked access to car doors caused by poorly located street trees and light poles. Tree placement is subject to existing locations of underground utilities and/or vaults which potentially extend beneath some sidewalk areas.
- 20.85 Trees shall not be planted within five (5) feet of access drives, within twenty-five (25) feet of existing trees, within bus stop zones, below fire escape balconies, where blockage to building entrances presents safety concerns, or within five (5) feet of hydrants and permanent Streetscape furnishings. Full visibility of traffic signals, street intersections, and wayfinding signage (both vehicular and pedestrian forms) shall always be maintained.
- 20.85.a Whenever a lot is used for Commercial Use, a paved area shall be created between the curb and the sidewalk, in lieu of a tree lawn, using brick, concrete, Belgian block, or other approved unit pavers, as well as street trees with a 40 to 60 foot spacing.



Landscape Design Standards

Street Tree Standards - Planting Details



Legislative Intent

- 20.86 For new tree plantings in areas without tree lawns, and where more than fifty (50) feet of contiguous Streetscape enhancements are proposed, it is intended that continuous trenches of structurally engineered soil be provided parallel to curb-lines to facilitate better root growth, while permitting air and water to reach critical root zones. Individual tree planting pits are not permitted in such areas unless existing tree and utility locations render continuous trenches infeasible.
- 20.87 For areas without tree lawns and where continuous trenches are not required due to a limited Streetscape improvement area (less than fifty [50] feet overall sidewalk length), it is intended that trees be installed within individual planting pits (minimum three [3] feet wide by three [3] feet long by three [3] feet deep).
- 20.88 For areas with tree lawns, it is intended that native soil within the entire width of such unpaved area be amended to a depth equal to the height of the installed tree's root ball. Structurally engineered soil is not required.

Design Standards

- 20.89 For new tree plantings in areas with tree lawns (unpaved area between curbs and sidewalks), native soils shall be used in place of structurally engineered soils. Such soils shall be amended with ample organic matter at the time of tree planting.
- 20.90 Where tree lawns are not permitted and where sidewalks extend to curbs, sidewalk pavements often fail due to tree root growth. To minimize failure, structurally engineered soil and adequately compacted sub-surface base materials for sidewalk pavements shall be used. Such soils shall contain a mix of loam, stone, water, and a moisture-retaining polymers so that weight-bearing loads are transferred from stone to stone, leaving the soil between stones unaffected by compaction, capable of greater nutrient holding capacity, and enhanced with improved drainage.
- 20.91 Where sidewalks extend to curbs and where continuous trenches are not required, soil within a minimum three (3) feet wide by three (3) feet long by three (3) feet deep tree planting pit shall be prepared in accordance with section 194.80.
- 20.92 The base of the root collar (area where the trunk transitions to the tree's root mass) shall remain above surrounding soil backfill.
- 20.93 Following tree planting in areas without tree lawns, paving shall be placed over four (4) inches of stone paving sub-base and over structurally engineered soils which have been adequately compacted per manufacturer's specifications.
- 20.94 Due to associated costs and on-going maintenance, tree grates shall not be used unless specifically approved by the Borough. Instead, tree plantings in areas without tree lawns and where brick paving bands are required shall be covered with non-mortared brick pavers (retaining two [2] feet by two [2] feet pavement openings centered on tree trunks), shall include a sub-surface, paver edge restraint to keep brick pavers in place, and shall be mulched with double-shredded hardwood mulch (two [2] inch depth). Other newly planted areas shall be covered with either mulch and/or groundcover plantings. Stone mulch and decorative edgings which extends above the soil surface are not permitted.

Site Design Standards
Street Tree Best Practices



Images of a Borough street presently lacking the inherent aesthetic and environmental benefits of street trees, and this same street depicted with the addition of tree plantings.



Site Design Standards

Front Yards for Residential Neighborhoods

Legislative Intent

- 20.95 It is intended that all new residential development (including urban infill redevelopment) respect Front Yard conditions common to the Borough's existing neighborhoods.



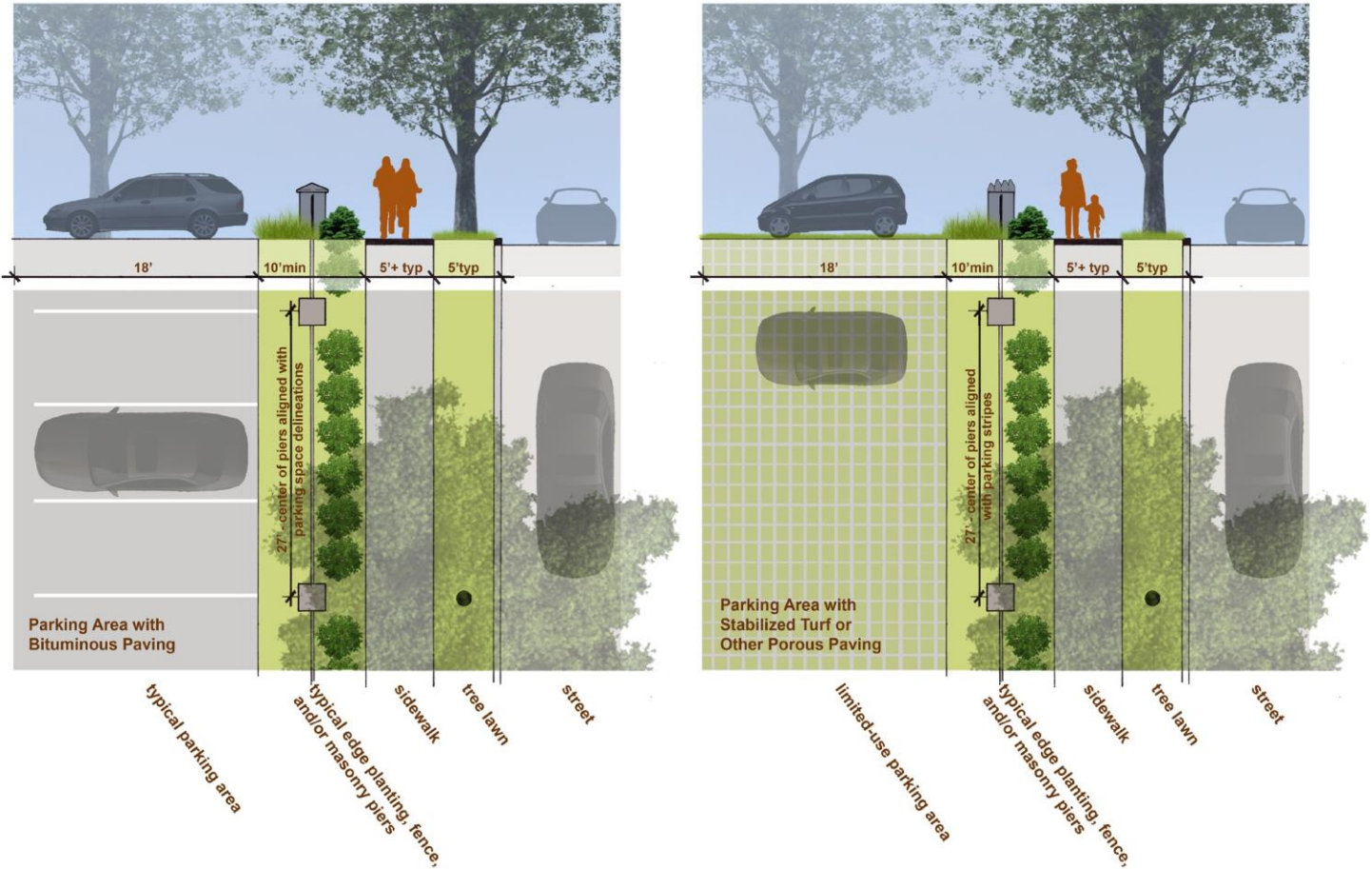
Design Standards

- 20.96 Front Yards for residential infill projects shall replicate typical building setbacks for existing structures located on the same block which accommodate such infill development.
- 20.97 Front Yards for new residential neighborhoods may incorporate a variety of permitted building setbacks, but all Front Yards shall comply with traditional Borough development patterns.



Site Design Standards

Streetscape Edge Treatments for Off-Street Parking Areas



Legislative Intent

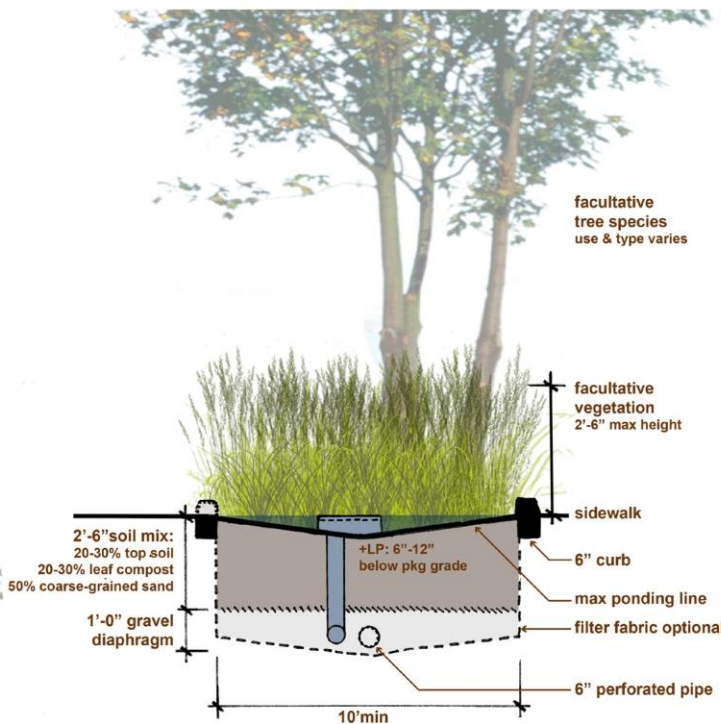
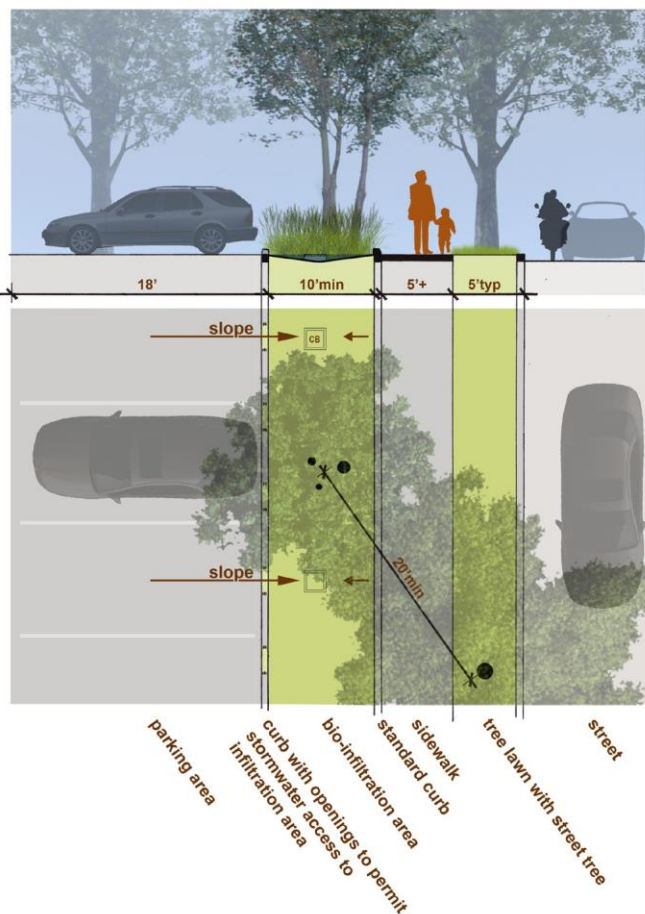
- 20.98 Where off-street parking areas are adjacent to Borough streets, it is intended that evergreen hedge plantings, appropriate fencing, and/or masonry structures be used to delineate the Streetscape edge formed elsewhere on the same block by building facades.

Design Standards

- 20.99 Off-street parking areas shall be separated from public Streetscape by a hedge, fence, wall, pier, and/or masonry structures to retain a pedestrian-scaled Streetscape environment.
- 20.100 All hedges and fences shall be a maximum three (3) feet and six (6) inches high and located within a minimum ten (10) feet wide buffer area adjacent to a public sidewalk.
- 20.101 Such edge treatments shall apply to both standard parking areas with bituminous paving, and parking areas constructed with stabilized turf or other porous paving materials.

Site Design Standards

Stormwater Infiltration at Off-Street Parking Area Edges



Legislative Intent

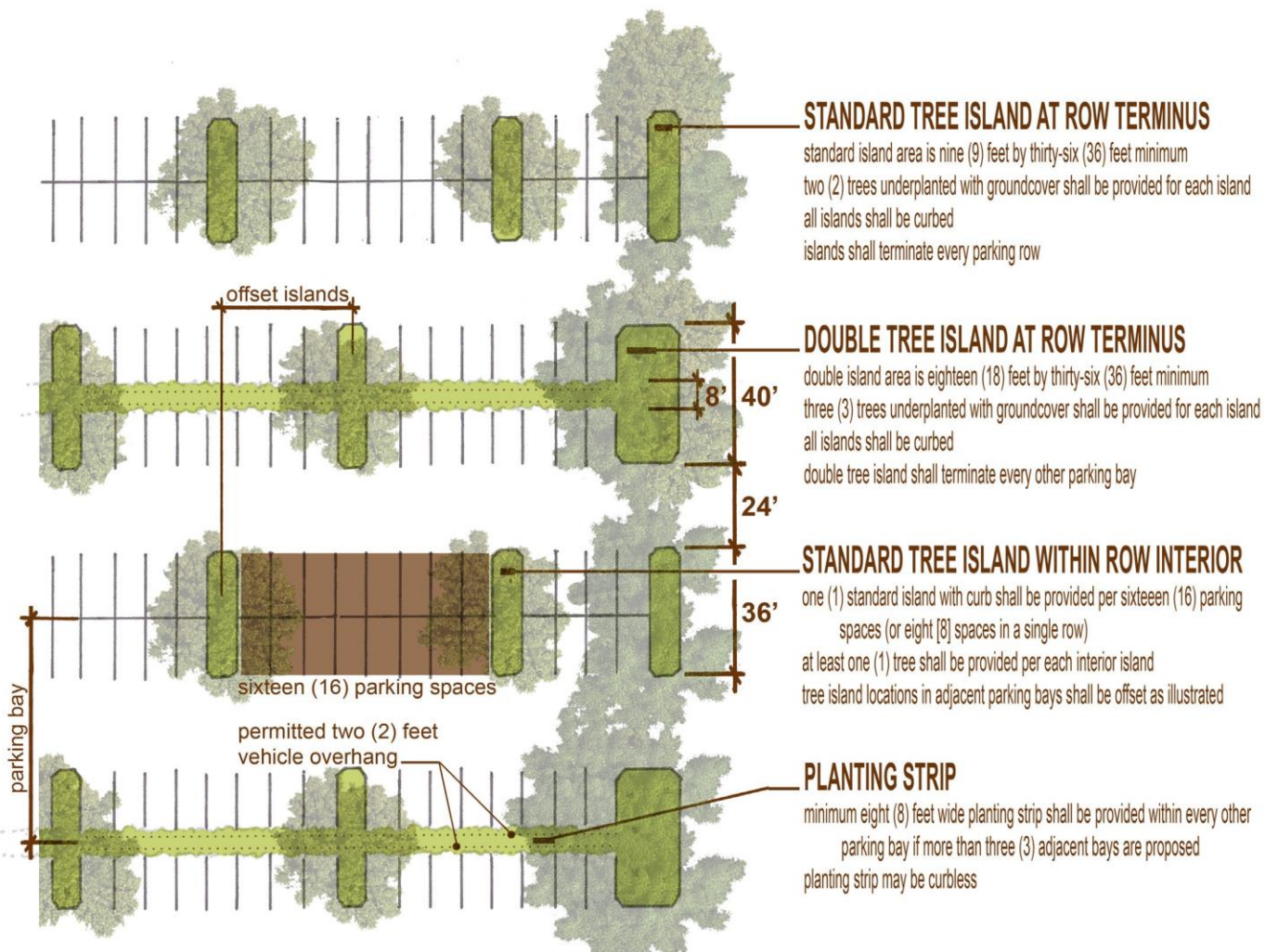
- 20.102 Where site topography permits, it is intended that stormwater run-off will flow to bio-infiltration areas located at edges of surface, off-street parking areas.
- 20.103 Such bio-infiltration areas are intended to cleanse stormwater pollutants prior to releasing run-off into the groundwater system.

Design Standards

- 20.104 Rather than discharge surface stormwater run-off into a standard stormwater conveyance system, surface off-street parking areas shall be constructed to direct flows to bio-infiltration areas located at the edges of such facilities.
- 20.105 Infiltration areas shall be planted with indigenous, facultative plant species (capable of living under fluctuating environmental conditions brought about by flooding, drought, and varying levels of oxygen within the soil), and they shall be regularly maintained to prevent establishment of invasive weeds and/or collection of debris.
- 20.106 Such infiltration areas shall have a minimum ten (10) feet width and shall be constructed in accordance with Borough Engineer approval.

Site Design Standards

Interior Plantings for Off-Street Parking Areas



Legislative Intent

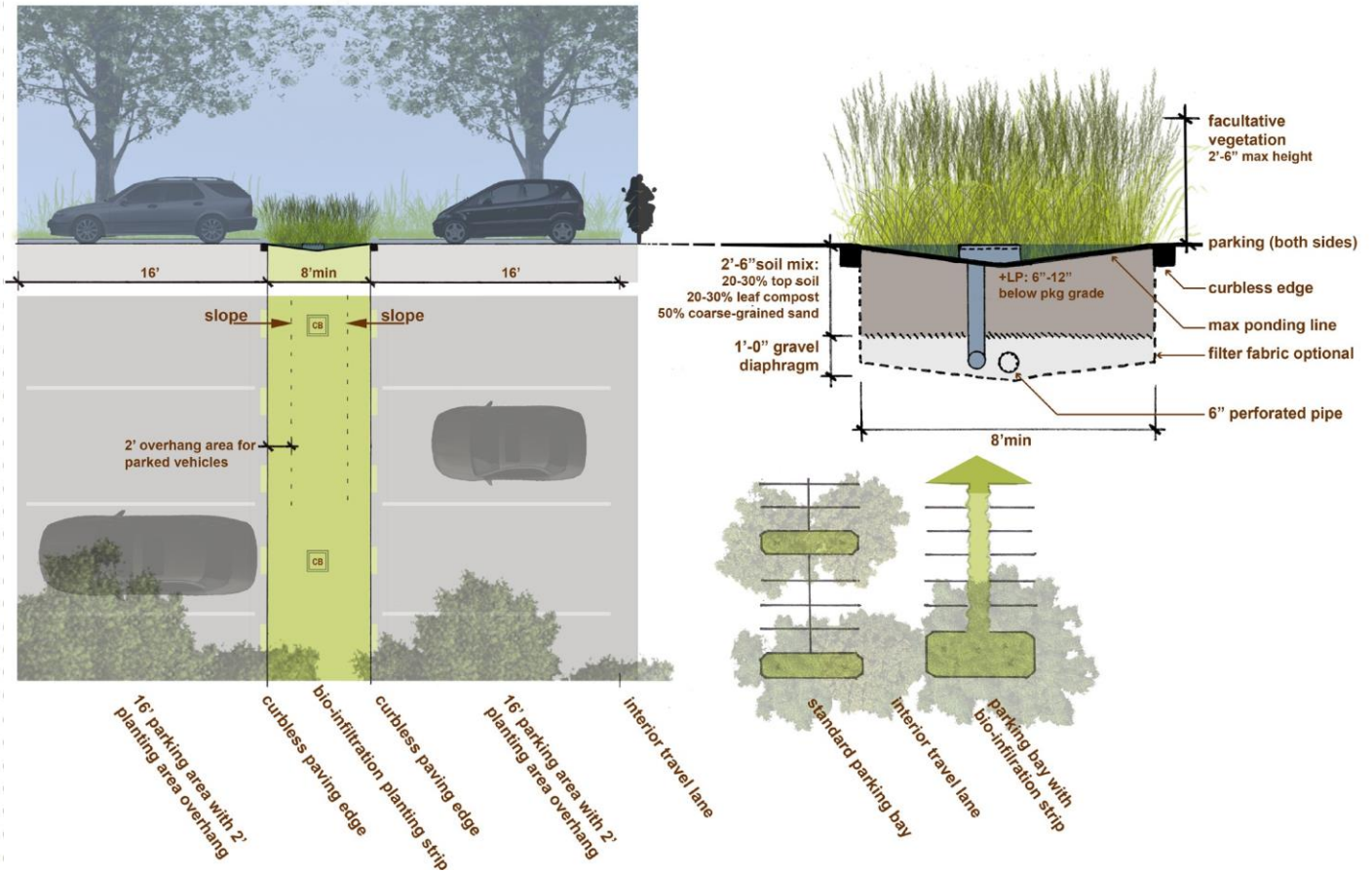
20.107 With the exception of Downtown parking areas, off-street parking facilities are intended to incorporate shade trees and planted 'islands' for both aesthetic and environmental benefits.

Design Standards

- 20.108 Curbed 'islands' for tree and groundcover plantings shall be provided in accordance with the above illustration.
- 20.109 In addition, eight (8) feet wide planting strips (including a two [2] feet overhang area for parked vehicles) shall also be provided. To facilitate snow removal and stormwater infiltration (see p.194.21), continuous curbs may be omitted in these areas.

Site Design Standards

Stormwater Infiltration within Off-Street Parking Areas



Legislative Intent

- 20.110 With the exception of Downtown locations, it is intended that stormwater run-off from off-street parking areas will flow to bio-infiltration strips located between parking bays.
- 20.111 Such bio-infiltration areas are intended to cleanse stormwater pollutants prior to releasing run-off into the groundwater system.

Design Standards

- 20.112 Rather than discharge surface stormwater run-off into standard stormwater conveyance systems, surface off-street parking areas shall be constructed to direct flows to bio-infiltration areas located within designated planting strips.
- 20.113 Infiltration areas shall be planted with indigenous, facultative plant species (capable of living under fluctuating environmental conditions brought about by flooding, drought, and varying levels of oxygen within the soil), and they shall be regularly maintained to prevent establishment of invasive weeds and/or collection of debris.
- 20.114 Such infiltration areas shall have a minimum eight (8) feet width and shall be constructed in accordance with Borough Engineer approval.

Site Design Standards

Off-Street Parking Area Best Practices

Conventional Off-Street Parking Area



Same area enhanced with perimeter edge treatments, street trees, planted interior islands, and a 'green' roof








Same area further enhanced with perimeter stormwater run-off infiltration areas



Site Design Standards

Planted Buffers - Selection & Application

Buffer Function	Buffer Type				
	Living Fence Buffer (two [2] feet width)	Hedge Buffer (five [5] feet width)	Informal Buffer (ten [10] feet width)	Informal Buffer (thirty [30] feet width)	Informal Buffer (fifty [50] feet width)
To screen Off-Street Parking Areas					
To Separate Incongruous Land Uses					
To Provide a Perimeter Screen Adjoining a TND0 Edge					
To Comply with Section 313 Landscaping, Screening and Buffering					
To Provide a Riparian Buffer Along Lititz Run					

NOTES:

1. Living Fence Buffers shall be used to screen up to eight (8) off-street parking spaces
2. Informal Buffers shall be used to screen nine (9) or more off-street parking spaces



3. Incongruous land uses include those uses that are or could be: excessively loud or bright; have strong odors; involve outdoor storage; involve loading docks; or involve other activities that may become a nuisance
4. Hedge Buffers shall be used in the Downtown
5. Informal Buffers (thirty [30] feet wide) shall be used when incongruous land uses abut TND0 tracts

6. Informal Buffers (thirty [30] feet wide) shall be used along rear yards of single-family detached dwellings
7. Informal Buffers (fifty [50] feet wide) shall be used along rear yards of townhouse and multi-family tracts

8. Refer to Section 313 A and B

9. Provide native plantings along waterways and wetlands

Note: Refer to pages 20.22, 20.23, and 20.28 to 20.31 for additional details

Key:  = possible;  = probable

Legislative Intent

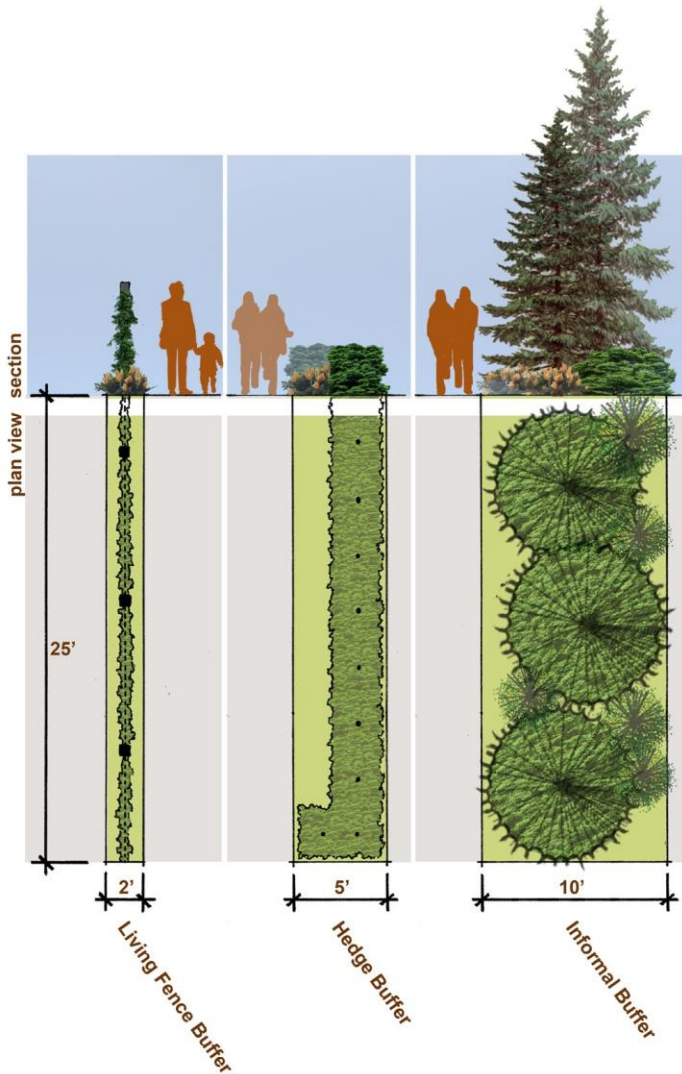
- 20.115 Where required, planted buffers are intended to clearly delineate edges between public and private outdoor spaces.
- 20.116 Narrow planted buffers (ten [10] feet width or less) are intended to create visual barriers where two incongruous land uses exist, objectionable views might otherwise exist, and/or to accentuate property boundaries within areas with limited, narrow spaces such as Downtown or residential neighborhoods.
- 20.117 Within or bordering areas zoned RA and GB, and excluding all Downtown areas, wide planted buffers (greater than ten [10] feet width) are intended to create visual barriers where two incongruous land uses exist and/or objectionable views might otherwise exist.

Design Standards

- 20.118 Planted Buffers shall clearly delineate edges between public and private outdoor spaces, and shall create visual barriers where two incongruous land uses exist, objectionable views might otherwise exist, and/or to accentuate property boundaries.

Site Design Standards

Planted Buffers for Downtown Areas



Legislative Intent

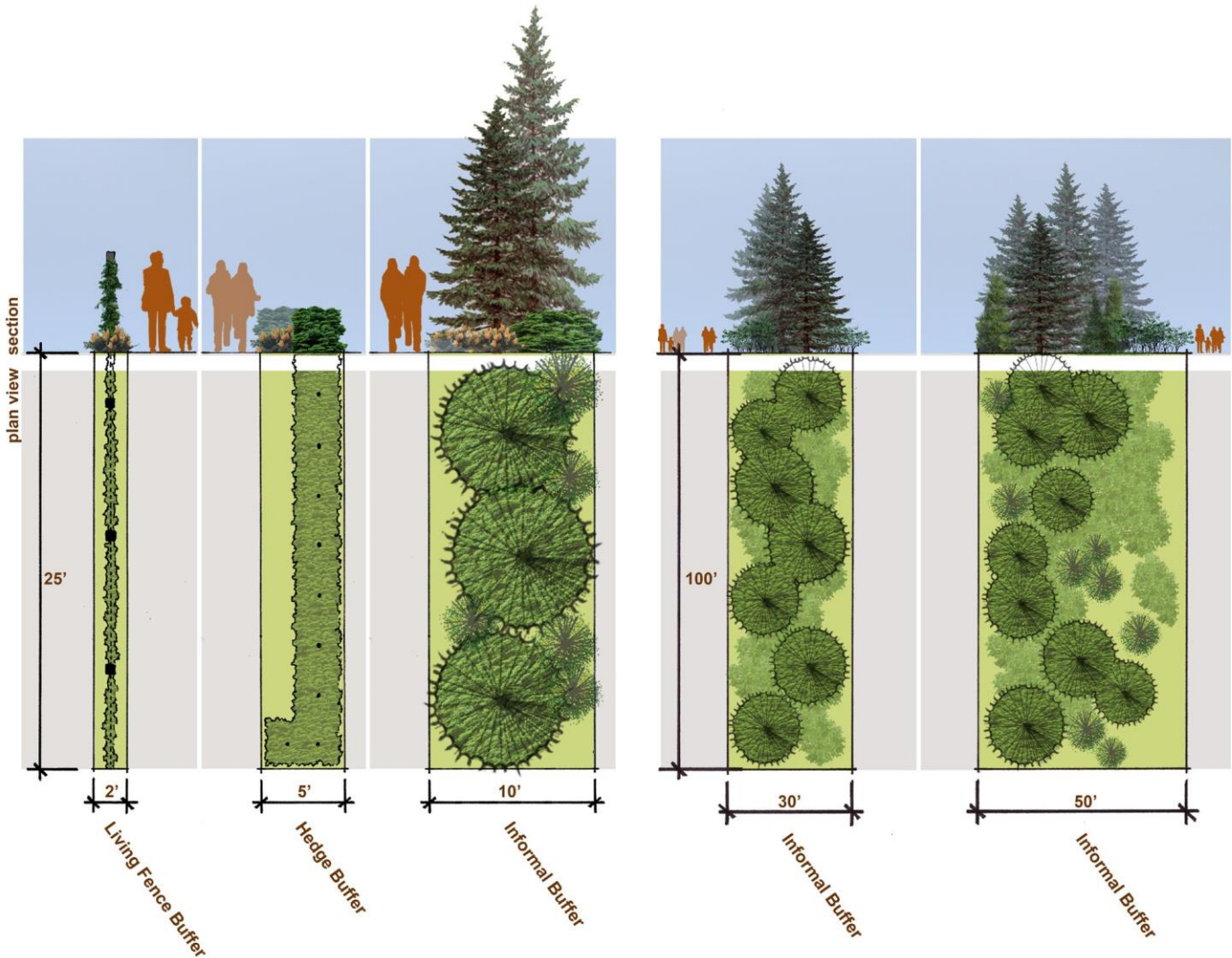
20.119 Where required, planted buffers are intended to clearly delineate edges between public and private outdoor spaces, and to create visual barriers where two incongruous land uses adjoin and/or where objectionable views might otherwise exist.

Design Standards

- 20.120 Planted buffers shall respond to specific screening requirements for each site.
- 20.121 For each twenty-five (25) feet of buffer length, a typical Living Fence Buffer shall minimally include: ten (10) self-clinging vines combined with groundcover and/or flowering annuals & perennials.
- 20.122 For each twenty-five (25) feet of buffer length, a typical Hedge Buffer shall minimally include: eight (8) shrubs at least twenty-four (24) inches in height combined with perennial groundcover and/or flowering annuals & perennials.
- 20.123 For each twenty-five (25) feet of buffer length, a typical Informal Buffer (ten [10] feet wide) shall minimally include: three (3) evergreen trees at least ten (10) feet in height, and five (5) shrubs at least thirty-six (36) inches in height.

Site Design Standards

Planted Buffers for Non-Downtown Areas



Legislative Intent

- 20.124 Where required, planted buffers are intended to clearly delineate edges between public and private outdoor spaces, and to create visual barriers where two incongruous land uses adjoin and/or where objectionable views might otherwise exist.
- 20.125 It is intended that planted buffers shall respond to specific screening requirements for each site.

Design Standards

- 20.126 For each twenty-five (25) feet of buffer length, a typical Living Fence Buffer shall minimally include: ten (10) self-clinging vines combined with perennial groundcover and/or flowering annuals & perennials.
- 20.127 For each twenty-five (25) feet of buffer length, a typical Hedge Buffer shall minimally include: eight (8) shrubs at least twenty-four (24) inches in height combined with perennial groundcover and/or flowering annuals & perennials.
- 20.128 For each twenty-five (25) feet of buffer length, a typical Informal Buffer (ten [10] feet wide) shall minimally include: three (3) evergreen trees at least ten (10) feet in height, and five (5) shrubs at least thirty-six (36) inches in height planted in a non-linear arrangement.
- 20.129 For each one-hundred (100) feet of buffer length, a typical Informal Buffer (thirty [30] feet wide) shall minimally include: seven (7) evergreen trees at least ten (10) feet in height, and ten (10) shrubs at least thirty-six (36) inches in height planted in a non-linear arrangement.
- 20.130 For each one-hundred (100) feet of buffer length, a typical Informal Buffer (fifty [50] feet wide) shall minimally include: nine (9) evergreen trees at least ten (10) feet in height, seven (7) evergreen trees at least six (6) feet in height, and fifteen (15) shrubs at least thirty-six (36) inches in height planted in a non-linear arrangement.

Site Design Standards

Planted Buffer Examples



SMALL BUFFER TYPOLOGY EXAMPLES (from left)

- residential buffer formed by small ornamental fence and plantings
- non-residential buffer formed by larger fence and plantings
- living fence buffer formed with fence and self-clinging vines
- hedge buffer formed by clipped shrubs



LARGE BUFFER TYPOLOGY EXAMPLES

(from left)

- buffer utilizing evergreen trees and shrubs of uniform size
- buffer with evergreen trees and shrubs of various sizes

Legislative Intent

20.131 Where required, planted buffers are intended to clearly delineate edges between public and private outdoor spaces, and to create visual barriers where two incongruous land uses adjoin and/or where objectionable views might otherwise exist.

Design Standards

20.132 Planted buffers shall respond to specific screening requirements for each site.

Site Design Standards

Buffer - Design/Enhancement Best Practices



Existing buffer area consisting only of lawn



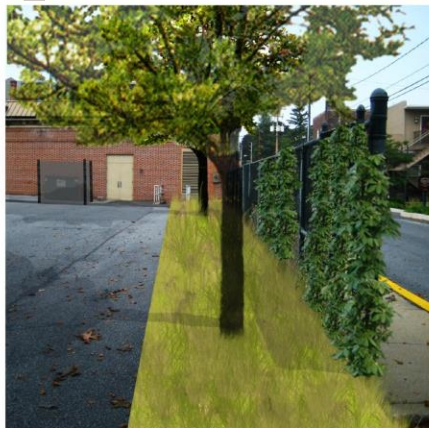
Existing off-street parking edge with fence



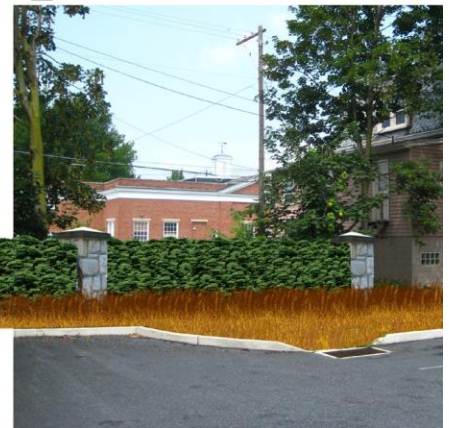
Existing Downtown buffer with informal planting arrangement



Enhanced buffer consisting of shrubs and evergreen trees



Enhanced buffer consisting of living fence, shade trees, and vegetated stormwater infiltration area



Enhanced hedge buffer with clipped shrubs, masonry piers, and vegetated stormwater infiltration area

Civic Art

Legislative Intent

- 20.133 Civic Art in the form of sculpture, signage, walls, piers, fountains, and the like, is intended to provide distinctive signature elements to Lititz Borough.



Wall and Fountain at Welcome Center

Design Standards

- 20.134 Civic Art in the form of sculpture, signage, walls, piers, fountains, and the like shall be provided and maintained in the Downtown and in new neighborhoods.



Landscaped Median



Main Street Shops Sign



War Memorial along Rt. 772

Green Urbanism

Legislative Intent

- 20.135 Green Urbanism is intended to implement the Lancaster County Greenscapes Plan.
- 20.136 Green Urbanism is intended to promote environmental and energy conservation.



Short, narrow lots increase density and reduce runoff

Design Standards

- 20.137 Green Urbanism shall incorporate short, narrow streets in new neighborhoods to reduce runoff.
- 20.138 Green Urbanism shall include a network of Pocket Parks connected by walkable streets to enhance the health of Lititz Borough.
- 20.139 Tree lined streets shall be created to reduce cooling load on buildings and promote walkability.



Tree lined streets reduce cooling costs for buildings



Networks of walkable streets promote health of residents and visitors



Attractive bioswales filter stormwater runoff from streets

Green Urbanism

Legislative Intent

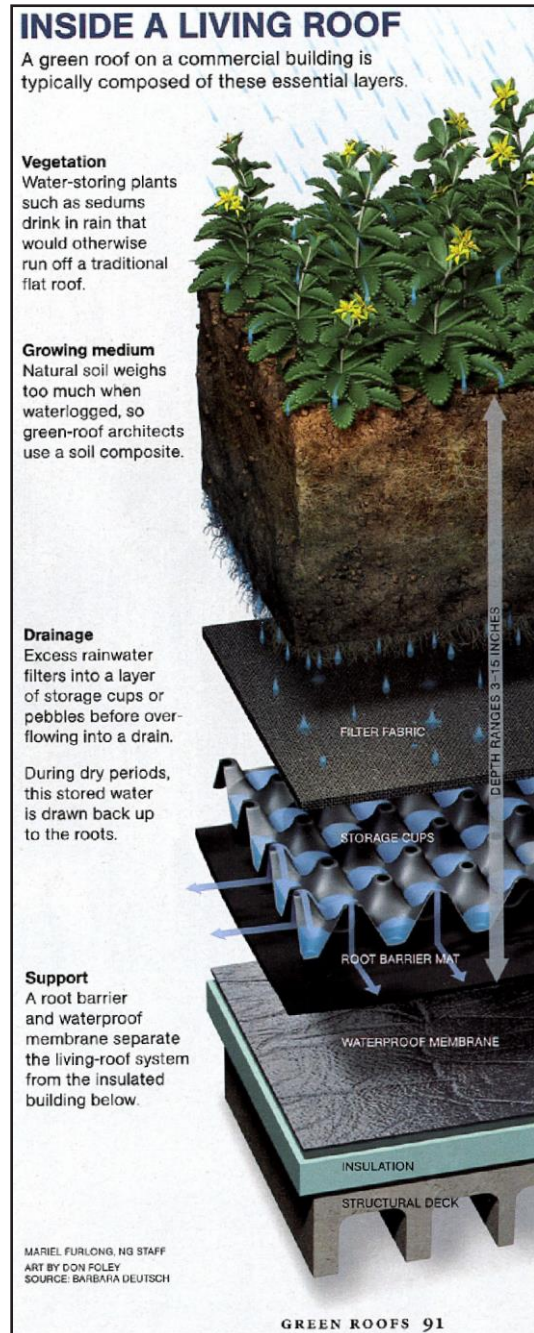
- 20.140 Green Roofs are intended to help conserve energy.
- 20.141 Green Roofs are intended to be one of the certification requirements for the LEED - Leadership in Energy and Environmental Design program.

Design Standards

- 20.142 Green Roofs shall be installed and maintained to the maximum extent possible.
- 20.143 Green Roofs shall be installed and maintained to achieve consistency with the Downtown Lititz Master Plan.
- 20.143 White, silver, or other heat reflecting color roofs shall be installed and maintained to reduce the heating effect on buildings.



Green Roofs reduce energy load on buildings.
Source: Derck & Edson Associates, Downtown Lititz Master Plan, September 2008



Source: National Geographic May 2009

Architectural Design



Traditional Architecture along Main Street



Traditional Architecture along Main Street



Traditional Architecture along Main Street



Traditional Architecture along Broad Street

Legislative Intent

- 20.144 The design of new buildings is intended to be referential to existing traditional buildings in Lititz Borough.

Design Standards

- 20.145 New buildings shall be designed, built, and maintained to reflect the traditional architecture of Lititz Borough.
- 20.146 New Buildings shall have a scale, size, massing, proportion, and fenestration similar to the traditional buildings in Lititz Borough.
- 20.147 Building design and materials shall emulate the character of buildings shown in the photographs of pages 200 to 200.7
- 20.148 Architectural Plans and Building Elevations shall be submitted with all land development plan submissions. Such plans and elevations shall be dimensioned, and shall indicate proposed finishes.

Architectural Design



Side Porch along Main Street



Front Porch along Spruce Street



Traditional Wraparound Porch on Main Street



Traditional Front Porch on Spruce Street

Legislative Intent

- 20.149 The design of new Single-Family Dwellings is intended to include porches.

Design Standards

- 20.150 New Single-Family Dwellings shall be designed, built, and maintained with porches.
- 20.151 At least 80% of the primary facade of a Single-Family Dwelling shall have a porch. The porch shall be raised at least 18 inches above ground level.

Architectural Design



Portico along Main Street



Stoop Along Broad Street



Side Porch, Commercial Building along Broad Street



Second floor Porch of Commercial Building along Broad Street

Legislative Intent

- 20.152 The design of non-residential buildings and multi-family dwellings is intended to include porticos and stoops, and could include porches.

Design Standards

- 20.153 New non-residential buildings and multi-family dwellings shall be designed, built, and maintained with porticos and stoops, and may include porches.

Architectural Design

Legislative Intent

- 20.154 Architectural Design is intended to be compliant with the Form-Based Code Regulations of Article VIII of the Zoning Ordinance.



Materials wrap around building corner

Design Standards

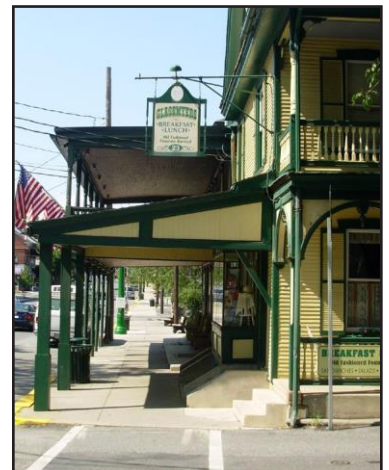
- 20.155 New Buildings may be more contemporary in style, but shall be consistent with the overall form, scale, massing and proportions of traditional buildings in Lititz.
- 20.156 New buildings are encouraged to have context-sensitive design details.



Diversity of building materials and design details



Window and Shutter detail

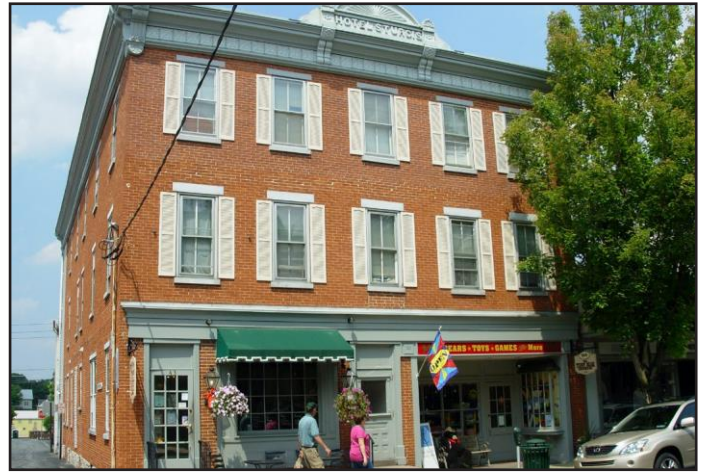


Building Arcade, Downtown

Architectural Design

Design Standards

- 20.157 New Buildings shall utilize a diversity of traditional building materials, such as brick, stone, painted wood clapboard siding, and stucco.
- 20.158 New Non-Residential Buildings shall have warm colors, to the maximum extent possible, to complement existing traditional materials.
- 20.159 Exposed concrete block shall be avoided, except when used for foundations.
- 20.160 Rooftop HVAC units shall be visually screened.



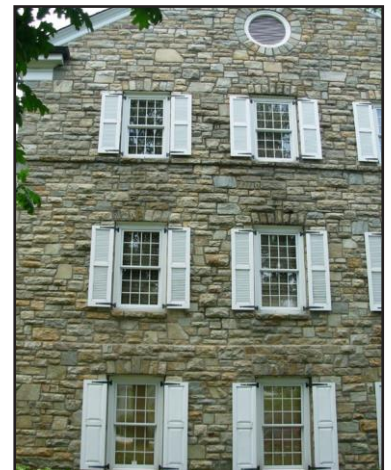
Traditional Building Materials



Traditional Building Materials



Stoop at entrance



Office Building with traditional window proportions

Architectural Design

Legislative Intent

- 20.161 Non-residential buildings exceeding 20 feet in width are intended to have recesses or projections to break up the horizontal mass of the building.

Design Standards

- 20.162 Recesses or projections shall be provided every 18 to 20 feet on center for non-residential buildings, through the use of Pilasters, Piers, Columns, and the like.
- 20.163 The Pilaster material shall be extended to the sidewalk as a full vertical unit, while maintaining the minimum required sidewalk width.
- 20.164 The 18 to 20 foot wide bays shall enable a proportion that respects Lititz Borough character, and recessed niche spaces (such as at 45 S. Broad Street) may be created to form a plaza, pocket park, pedestrian pocket, or other pedestrian gathering area, provided that the required build-to line shall be achieved for at least seventy five percent (75%) of the alignment of the facade.



Pilasters create vertical rhythm to "tame" horizontal mass of former Woolworths (now Iron Hill Restaurant), West Chester, PA



Alley view showing rhythm of Pilasters at former Wylie Garage, West Chester, PA



Pilasters along former Wylie Garage (now Offices), West Chester, PA



Piers along Bicentennial Garage, West Chester, PA

Architectural Design



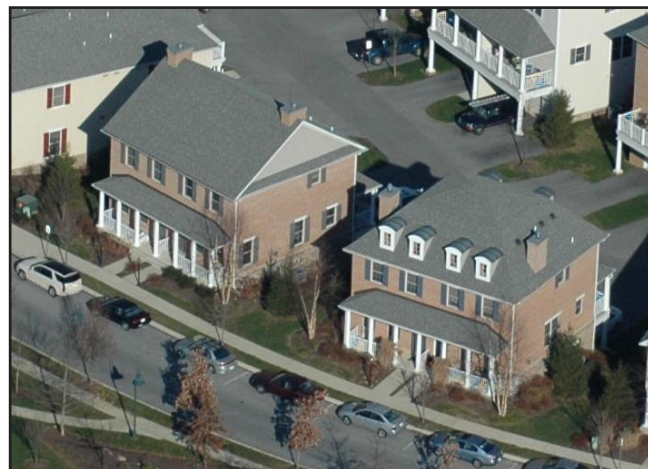
Multi-Family Dwellings, Summerset at Frick Park TND, Pittsburgh, PA



Townhomes, Belvedere at Doyle Square TND, Doylestown, PA



Townhomes, Wyncrest TND, Sandy Spring, MD



Duplex Units, Eagleview TND, Lionville, PA

Legislative Intent

- 20.165 Townhomes and duplex/twin dwellings are intended to provide housing diversity within the TND.
- 20.166 Duplex/twin dwellings are intended to provide for an economy of lots, and units at both ends of the building.

Design Standards

- 20.167 A variety of building types shall be created.
- 20.168 Single-family attached dwellings may include triplex and quadraplex units.
- 20.169 A variety of roof lines, architectural features and materials shall be provided to create diversity.

Architectural Design



Brick Piers at Mashpee Commons, Massachusetts



Two-story Commercial Streetscape, Main Street at Exton, Exton, PA



Two-story Commerce Bank with Portico, Media, PA



Mixed-Use Neighborhood Center, Crocker Park, Ohio

Legislative Intent

- 20.170 Facade articulation, variation in roof lines, and vertical expression of buildings, is intended to promote consistency with the scale and proportion of traditional Streetscapes and neighborhoods of Lititz Borough.

Design Standards

- 20.171 A vertical proportion to buildings shall be achieved through the use of a crenelated type of recess and projection through the use of windows, doors, pilasters, piers, columns, arches, porches, porticos, stoops, balconies, colonnades, arcades, and the like.
- 20.172 Facades, roof lines, and building heights shall be provided and articulated along the primary facade of a building. On corner lots, all buildings shall have two primary facades, one for each street frontage.

Design Standards

- 20.173 Roof lines of buildings shall be varied through the use of dormers, gables, and the like, to the maximum extent possible.
- 20.174 Facade wall heights of flat-roofed buildings shall be staggered to create visual interest. Such heights shall vary by at least 42 inches through the use of Parapet walls.
- 20.175 Retail store fronts shall have display windows with low sills and high lintels.
- 20.176 The maximum glass area of the primary facade of a building wall shall be 60%.
- 20.177 The minimum glass area of the primary facade of a building wall shall be 30%.

Maintenance of Improvements

Legislative Intent

- 20.178 Perpetual maintenance of all improvements is intended to retain quality control of the Downtown and the TNDO

Design Standards

- 20.179 The developer shall operate and maintain all improvements by inspecting, servicing, and otherwise taking care of the same, putting and keeping same in working order, and performing any repairs, replacements and other work for such purposes.
- 20.180 Maintenance shall include keeping improvements well painted, clean, and clear of rubbish and debris.



Well-maintained Arbor and Courtyard at General Sutter Inn



Well-maintained landscape median



Well-maintained Outdoor Dining Area



Well-maintained Lititz Springs Park

Article VI

General Manual of Written and Graphic Design Standards
for the General Business Gateway District

Subdivision & Land Development Ordinance

Lititz Borough- Lancaster County, PA

First Draft: December 20, 2021

Revised: January 27, 2022; February 2, 2022; March 2, 2022; May 3, 2022

Table of Contents

Section	Design Standards	Page
713.A.1.	Overall Goals & Modifications	21.3
713.A.2.	Architectural Design	21.4
713.A.3.	Pedestrian Gathering Areas & Connectivity	21.5
713.A.4.	Pier-Fence-Hedge Combination and Street Walls	21.6
713.A.5.	Street Trees	21.9
713.A.6.	Street Lights	21.10
713.A.7.	Sidewalks & Crosswalks	21.11
713.A.8.	Streetscape Amenities	21.12
713.A.9.	Curb Cuts	21.13
713.A.10.	Curb Bulb-outs	21.14
713.A.11.	Gateway Features	21.15

713.A.1.

Overall Goals & Modifications



Buildings arranged around Pedestrian Gathering Area



Pedestrian Gathering Area



Pedestrian Connectivity

Legislative Intent:

713.A.1.a.

These Design Standards are intended to provide a framework for the preferred outcomes for the General Business Gateway District.

713.A.1.b.

These Design Standards are intended to inform the unified placemaking , in order to create a more functional and attractive Gateway.

713.A.1.c.

These Design Standards are intended to provide guidance relative to the proposed materials, form, composition, and character of proposed buildings in the General Business Gateway District.

713.A.1.d.

In the event that an Applicant proposes to modify these Design Standards, Lititz Borough Council may approve Modifications if they believe that equal or better results will occur, and that the Modifications are in the public interest.

713.A.2.

Architectural Design



Traditional scale and character building design



Complementary materials and colors



Building Design with vertical bay structure

Legislative Intent:

713.A.2.a.

The Architectural Design of new and redeveloped buildings in the General Business Gateway District are intended to be in keeping with the traditional scale and character of Lititz Borough.

713.A.2.b.

Architectural materials and colors of building facades are intended to complement the existing traditional character of Lititz Borough and be context-sensitive.

Design Standards:

713.A.2.c.

Building design shall emulate the form and composition of existing traditional buildings in Lititz Borough.

713.A.2.d.

Building materials and colors shall complement the existing traditional character of Lititz Borough buildings.

713.A.2.e.

Fenestration shall be vertical in proportion.

713.A.2.f.

Buildings shall have a vertical bay structure.

Photo Source: Lititz Borough South Gateway Vision Plan, prepared by Derck & Edson, 5-1-2021

Pedestrian Gathering Areas & Connectivity



Pedestrian Gathering Area with a Gazebo



Pedestrian Gathering Area with fountain



Pedestrian Gathering Area in Plaza of Commercial Area with art & sculpture

Legislative Intent:

713.A.3.a.

Pedestrian Gathering Areas are intended to enhance the public realm and provide areas for gathering in civic space.

713.A.3.b.

Development is intended to promote walkability and a pedestrian-oriented environment.

Design Standards:

713.A.3.c.

Pedestrian Gathering Areas shall include features such as gazebos, pavilions, benches, and shade trees.

713.A.3.d.

Each Pedestrian Gathering Area shall include at least one (1) bench, shade trees, complementary plantings/landscaping, and lighting.

713.A.3.e.

Pedestrian connectivity shall provide a continuous connection within the Gateway, and towards the Downtown.

713.A.3.f.

Pedestrian Gathering Areas shall be provided, and shall be provided around Bus Stops to the maximum extent possible. Pedestrian Gathering Areas shall be provided at the minimum sizes set forth below; provided, however that specific Bus Stop space shall not be included as part of the required area calculation:

713.A.3.f.(1)

2,000 square feet for lots greater than two (2) acres of gross lot area.

713.A.3.f.(2)

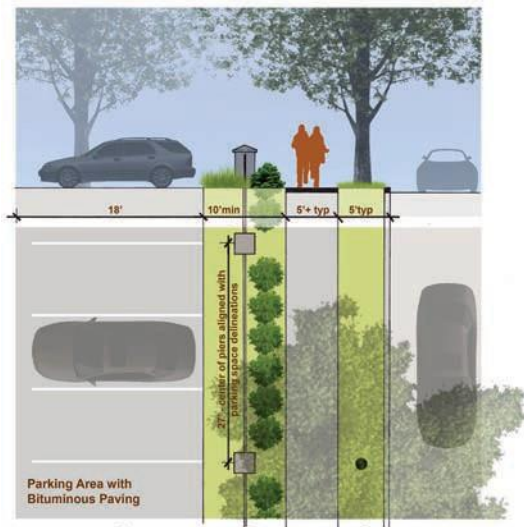
1,000 square feet for lots of one (1) to two (2) acres of gross lot area.

713.A.3.f.(3)

400 square feet for lots less than one (1) acre of

713.A.4.

Pier-Fence-Hedge Combination and Street Walls



Pier-Fence-Hedge Combination/Street Wall screening off-street parking



Pier-Fence-Hedge Combination screening



Pier-Fence-Hedge Combination enhancing the streetscape

Legislative Intent:

713.A.4.a.

Pier-Fence-Hedge combinations and Street Walls are intended to screen off-street parking areas that are located in the front of buildings.

713.A.4.b.

Pier-Fence-Hedge combinations and Street Walls are intended to enhance the streetscape.

713.A.4.c.

Pier-Fence-Hedge combinations and Street Walls are intended to delineate the streetscape edge.

Design Standards:

713.A.4.d.

A Pier-Fence-Hedge combination or a Street Wall shall be utilized to screen off-street parking located in front yards, in order to help create a pedestrian-scaled streetscape environment.

713.A.4.e.

Whenever redevelopment is proposed, and an existing parking lot in front of a building does not have a Pier-Fence-Hedge combination or a Street Wall, a new Pier-Fence-Hedge combination or Street Wall shall be installed and maintained.

713.A.4.f.

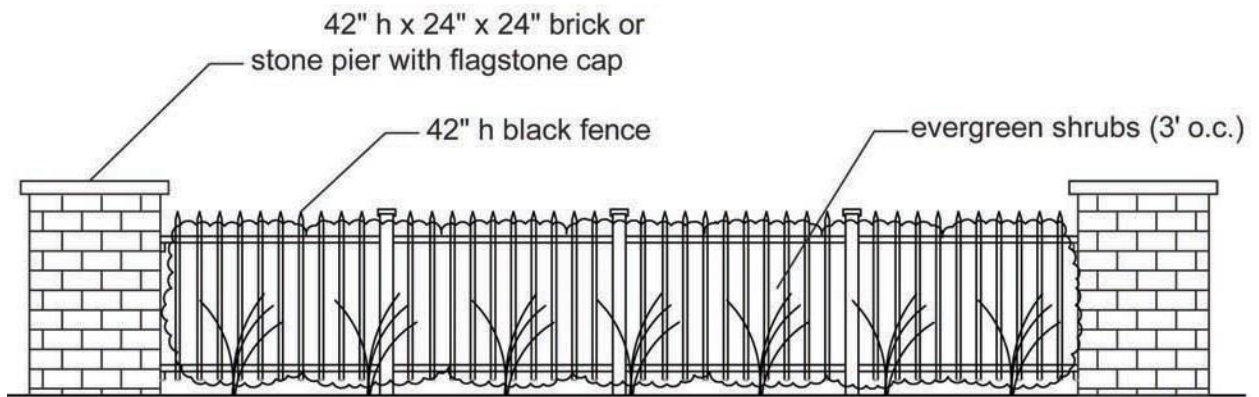
Pier-Fence-Hedge combinations shall be installed and maintained in accordance with the details illustrated and described herein on page 7.

713.A.4.g.

A Street Walls shall be installed and maintained in accordance with the details illustrated and described herein on page 8.

713.A.4.

Pier-Fence-Hedge Combination and Street Walls



TYPICAL SECTION OF PIER, FENCE,
AND HEDGE



Pier-Fence-Hedge Combination enhancing the streetscape
off-street parking



Pier-Fence-Hedge Combination when buildings are setback
from the Streetscape

713.A.4.

Pier-Fence-Hedge Combination and Street Walls



Street Wall screening off-street parking



Pergola with stone base forming Street Wall



Pergola forming Street Wall screening off-street parking enhanced with complementary plantings



Pergola with overhead canopy and complementary landscaping and pedestrian amenities

Design Standards:

713.A.4.h.

A brick or masonry Street Wall shall be 48 inches in height, and shall create a visual screen to existing off-street parking lots, and proposed off-street parking lots. The Street Wall shall be built and maintained with materials complementary to the principal building and/or structure.

713.A.4.i.

A Pergola may be installed to form a Street Wall, and shall be at least three (3) feet in width, have a canopy height of at least 10 feet above the pavement, and shall be supported by columns, walls, and/or piers, and shall be built of steel with a black matte color finish, stone, or brick.

713.A.4.j.

When Street Walls are installed, they shall be enhanced with complementary landscaping on the street side of the wall.

713.A.4.k.

When Pergolas are installed, they shall be enhanced with complementary plantings such as low hedges on the parking side of the Pergola and climbing vines on the Pergola.

713.A.5.

Street Trees



Street Trees located along Streetscape



Street Trees enhancing service lane



Street Trees provide structure along the Streetscape

Legislative Intent:

713.A.5.a.

Street Trees are intended to provide shade and structure, and to enhance to the streetscape.

713.A.5.b.

Street Trees are intended to help define the streetscapes along the frontages of properties along Broad Street.

Design Standards:

713.A.5.c.

Street Trees shall be a deciduous, native, noninvasive species in accordance with the Lititz Borough Subdivision and Land Development Ordinance.

713.A.5.d.

Street Trees shall be installed and maintained along all existing and proposed streets at a minimum average interval of one (1) tree for every 60 linear feet measured on center; staggered from one side to the other; and planted a minimum of six (6) feet from any curb, sidewalk, or cartway.

713.A.5.e.

Street Trees shall be two and one-half to three (2 1/2 to 3) inch minimum caliper at the time of planting, and shall be in accordance with the latest edition of the “American Standard for Nursery Stock”, of the American Association of Nurserymen.

Street Lights



Street Light along Streetscape



Street Light located to avoid conflict with Street Trees

Legislative Intent:

713.A.6.a.

Street Lighting is intended to help ensure adequate nighttime safety and security, while minimizing the spillover of light and glare on operators of motor vehicles, pedestrians and land uses near the light source.

713.A.6.b.

Street Lighting is intended to enhance the streetscape and promote a pedestrian-friendly environment.

Design Standards:

713.A.6.c.

Ornamental Street Lights shall be provided along street frontages; at street intersections where vehicles and pedestrians closely interact; and areas with high volumes of pedestrian traffic.

713.A.6.d.

Street Lighting shall be located to minimize conflicts with Street Trees.

713.A.6.e.

Street Lighting shall be the “Washington Boulevard” model with LED Luminaire by PP&L.

713.A.6.f.

Street Lighting shall be in accordance with the Lititz Borough Subdivision and Land Development Ordinance, and shall be full cutoff light fixtures.

713.A.6.g.

Parking lot light pole standards shall not exceed twenty-five (25) feet in height.

Sidewalks & Crosswalks



Crosswalk at street intersection



Sidewalk separated from curb with brick apron



Sidewalk located along streetscape to provide safe pedestrian connectivity

Legislative Intent:

713.A.7.a.

Sidewalks and Crosswalks are intended to provide opportunities for safe and continuous pedestrian circulation.

713.A.7.b.

Sidewalks and Crosswalks are intended to add a pedestrian-friendly element to the streetscape and to enhance the pedestrian network of properties in the General Business Gateway District.

Design Standards:

713.A.7.c.

Sidewalks shall be maintained along both sides of all streets, and shall comply with the Lititz Borough Subdivision and Land Development Ordinance.

713.A.7.d.

Sidewalks shall be a minimum of five (5) feet in width.

713.A.7.e.

The Sidewalk shall be separated from the curb by a brick paving bands that extend two (2) feet and four (4) inches from the back of a street curb unless such width is greater than 40% of the overall sidewalk width. In such areas, the band width may be reduced, but it shall be consistent throughout an entire block.

713.A.7.f.

All street trees shall be located on the building side of the sidewalk.

713.A.7.g.

Accessible Crosswalks shall be provided at each intersection of streets in order to promote universal access.

713.A.7.h.

All Crosswalks (including mid-block Crosswalks) shall be illuminated.

713.A.7.i.

Crosswalk treatments at driveways and curb cuts shall be in compliance with 20.54, 20.55 and 20.56 of Article VI the Subdivision and Land Development Ordinance.



Bench in pedestrian gathering area



Bicycle rack at building entrance



Waste Receptacle in pedestrian gathering area

Legislative Intent:

713.A.8.a.

Street Furniture is intended to provide a functional and attractive component of the streetscape.

Design Standards:

713.A.8.b.

Benches shall be installed along pedestrian accessways, and in courtyards and plazas in order to complement pedestrian accessways.

713.A.8.c.

One (1) bench shall be installed and maintained for every 3,000 square feet of pedestrian gathering area, and one (1) for every 150 feet of sidewalk or pedestrian accessway.

713.A.8.d.

Bicycle Racks shall be installed and maintained near building entrances and in areas of major pedestrian activity.

713.A.8.e.

Waste Receptacles shall be installed and maintained in pedestrian gathering areas and near building entrances. One (1) waste receptacle shall be provided for every 200 linear feet of building facade.

713.A.8.f.

Bench, Bicycle Rack, and Waste Receptacle types shall be subject to the approval of Lititz Borough in accordance with the style of the other proposed street furniture.

713.A.8.g.

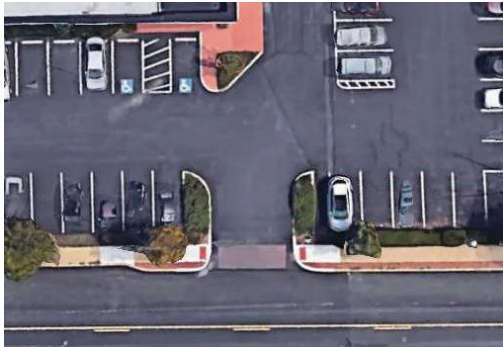
All lighting for Bollards shall be low voltage lighting.

713.A.9.

Curb Cuts



Excessive Existing Curb Cut width



Appropriate curb cut width



Crosswalk accommodation that links pedestrian circulation

Legislative Intent:

713.A.9.a.

Curb cuts are intended to be necked-down to better channel vehicular turns.

713.A.9.b.

Narrower curb cuts are intended to provide a more pedestrian friendly and safe environment.

Design Standards:

713.A.9.c.

Existing curb cuts in excess of 26 feet shall be necked-down to be 26 feet or less when a site is redeveloped.

713.A.9.d.

New curb cuts shall be no greater than 26 feet along Broad Street.

713.A.9.e.

No more than one (1) curb cut shall be permitted on a lot for new development.

713.A.9.f.

A crosswalk accommodation across curb cuts shall be made to link pedestrian circulation.

713.A.9.g.

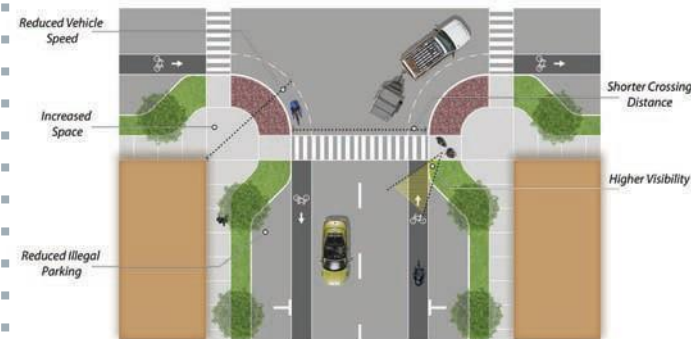
Whenever possible, vehicular access shall be accommodated on shared access drives located on the rear portion of lots.

713.A.9.h.

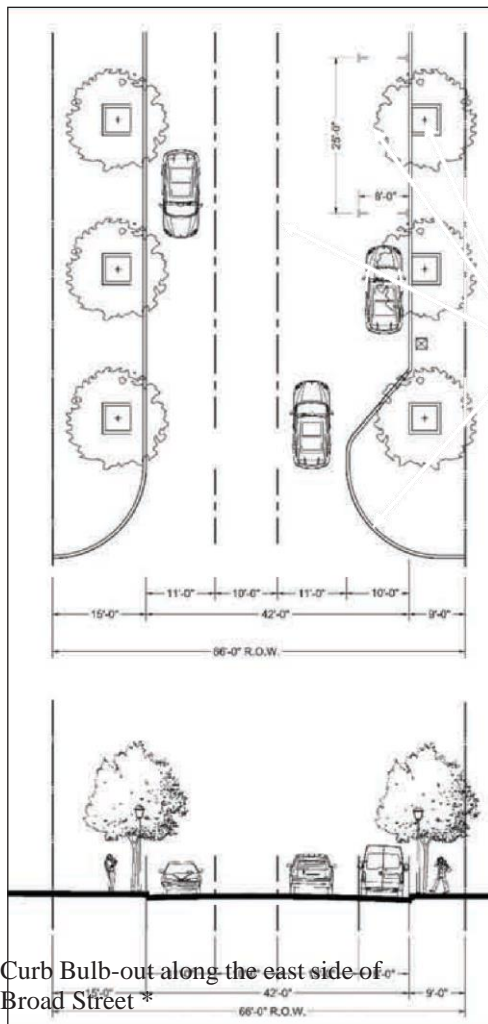
Cross walk treatments at driveways and curb cuts shall be in accordance with §713.A.7.

713.A.10.

Curb Bulb-outs



Curb Bulb-out providing traffic calming



Curb Bulb-out along the east side of Broad Street *

Legislative Intent:

713.A.10.a.

Curb Bulb-outs are intended to extend the sidewalk or curb line into the parking lane to improve pedestrian crossing safety.

713.A.10.b.

Curb Bulb-outs are intended to provide traffic calming, and encourage motorists to travel more slowly at intersections or midblock locations.

Design Standards:

713.A.10.c.

Curb-Bulb outs shall be provided along the east side of Broad Street, and at the corners of streets intersecting with Broad Street.

713.A.10.d.

Curb-Bulb outs shall incorporate Sidewalks and Crosswalks in accordance with §713.A.7.

713.A.10.e.

Curb-Bulb outs shall complement existing and future street trees, street lights, and other streetscape enhancements.



Curb Bulb-out increasing pedestrian safety*

* Sketch/Rendering Source:

Lititz Borough South Gateway Vision Plan, prepared by Derck & Edson, 5-1-2021

713.A.11.

Gateway Features



Existing Gateway Sign on the southern end of the General Business Gateway District



Monument feature with landscaping as Gateway Feature



Public Art as Gateway Feature creating visual interest along the Streetscape at the Borough entrance

Legislative Intent:

713.A.11.a.

Gateway Features are intended to define and identify the entrance of Lititz Borough, and to create a welcoming point into the Borough.

713.A.11.b.

Gateway Features are intended to create a point of visual interest.

Design Standards:

713.A.11.c.

Gateway features shall be located along the Streetscape of properties located in the southern portion of the General Business Gateway District; near the boundary of Lititz Borough and Warwick Township.

713.A.11.d.

Gateway features may include a variety of design elements, including signage; landscaping; trees and other plantings; monument features; public art; specialized lighting; and the like.

713.A.11.e.

If public art is installed as a Gateway feature, it shall express and heighten community values, and enhance the environment and landscape. Public art is intended to celebrate the unique character, history and diversity of Lititz Borough; and promote economic vitality of the Borough by using public art to “brand” Lititz Borough as a destination.



Downtown Lititz Master Plan

September 1, 2008



Table of Contents

Acknowledgements

Introduction	1
Vision Statement	2
Inventory and Analysis.....	2
Guiding Principles	6
Master Plan.....	8
Focus Areas	11
Next Steps.....	24

Appendix

prepared by



funded by



Acknowledgements

In cooperation with Venture Lititz, a non-profit organization whose mission is to enhance and sustain the social and commercial vibrancy of downtown Lititz, Derck & Edson Associates, along with the Delta Development Group, developed this Downtown Lititz Master Plan. This Master Plan incorporates the planning strategies and goals from the 1999 Joint Strategic Comprehensive Plan for Warwick Township and Lititz Borough, the 2005 Update, as well as Lancaster County’s 2006 Comprehensive Plan. The plan speaks specifically to portions of each of these plans, as outlined here:

- 1999 Joint Strategic Comprehensive Plan Goals:
- promote and strengthen business opportunities in the downtown
 - preserve the community character of the downtown
 - recognize the downtown as a “gathering place” for the regional community
 - provide recreational links to the region’s center of activities

- 2005 Joint Comprehensive Plan Update - Physical Development Strategies
- reinvestment area identification - the railroad corridor area contiguous to downtown, between Broad Street and Oak Street

- Envision Lancaster County - Comprehensive Plan 2006
- Balance: Urban Growth Area Strategy Goal: Direct more development into designated Urban Growth Areas through reinvestment and new development that improves the quality of life by respecting and reinforcing existing community forms and values

Thanks to Venture Lititz, the Master Plan Steering Committee, the Pennsylvania Downtown Center, the Borough of Lititz, and the Lititz Open Space Board for their assistance during the planning process.

Introduction

It seems every town wants to be like Lititz. Everyone wants to live in Lititz, watch the fireworks in Lititz, and has probably hand-rolled a pretzel in Lititz. The streets of downtown Lititz possess an inherent sense of place that has resonated for more than 250 years. From the early 18th Century Moravian settlement east on Main Street to the 19th Century opening of Wilbur Chocolate and the Julius Sturgis Pretzel Bakery through 20th Century developments, Lititz has consistently evolved and changed with the times. The early 21st century holds the same promise for Lititz. At this junction in its history, looking forward to the tercentennial celebration in 2057, what more can Lititz achieve?

Role of the Master Plan

The role of a Downtown Master Plan is to develop an understanding of existing patterns of development and growth potential. Two considerations are key:

- **Physical elements:** These physical elements include building mass, space allocations, and connections.
- **Community use:** These potential uses include the types of services needed by the residents of the community.

Then, looking beyond the existing physical elements and community uses of today, the Master Plan lays out a specific vision for the future.

Process

The process used to develop this plan included:

Collection of Printed Data - assembling and summarizing pertinent information to reaffirm economic and market potential, including:

- 1999 Joint Comprehensive Plan,
- 2005 Joint Comprehensive Plan Update,
- Envision Lancaster County - Comp. Plan 2006
- 2003 Market Study,
- Existing Conditions Assessment,
- Market Analysis (Trade Area),
- Demographic Summary,
- Development Strategy,
- Parking Analysis Study,
- Floodplain Review,
- Utility Review (locations, capacities)
- Existing Regulations,
- Vision Statement – Venture Lititz.

Collection of Anecdotal Data

- Interview key stakeholders.

Visioning and Analysis

- **Downtown Business District**
 - Review the development potential for the Downtown Business District.
 - Create a conceptual land use plan along with a development strategy that describes general uses targeted for specific areas based on need, current buildings/structures, and other marketing factors.
 - Review up-to-date demographic and market analysis data.
- **Long and Bomberger and Parkview Hotel Properties**
 - Develop scenarios specific to the Long and Bomberger property as well as the Parkview Hotel, within the context of the plan for the Downtown Business District.



Figure 1 - Downtown Lititz possesses an inherent sense of place.

Vision Statement

The vision for this effort is to create a Downtown Master Plan that will enhance, strengthen, and grow downtown Lititz as the nucleus of the Borough and Warwick Township.

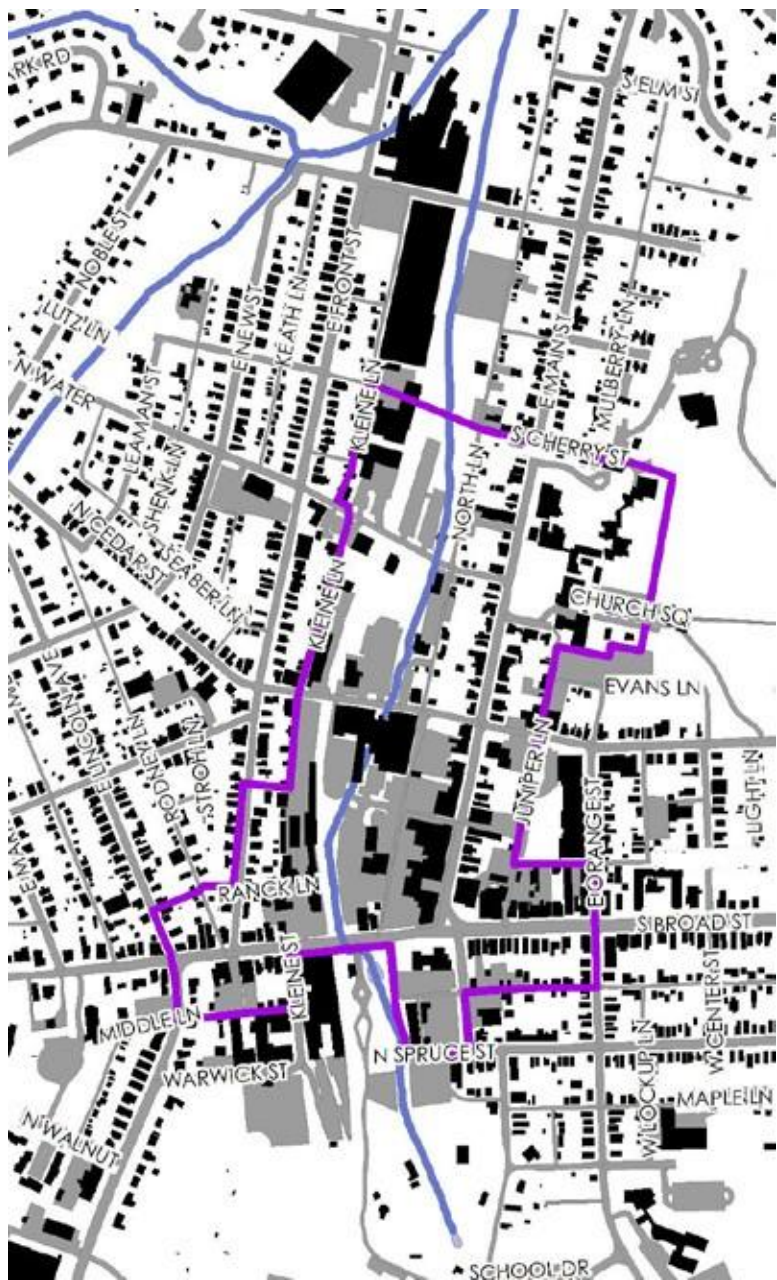


Figure 2 - The Master Plan study area

Inventory and Analysis

Study Area Description

The study area for this Downtown Master Plan is bounded to the north by Lincoln Avenue and Kleine Lane, to the south by Orange Street and Juniper Lane, to the east by Cherry Lane, and to the west by Pine Lane.

Within the study area (see Figure 2), the following physical elements were examined and analyzed to set a framework for the planning process:

- Existing Land Use
- Existing Building Area
- Existing Parking
- Existing Land Cover
- Existing Infrastructure

Existing Land Use Map

Within each downtown building, there are multiple floors with multiple tenants and uses. For the purpose of this Master Plan, the review focused on the first and second floor spaces. Office space occupies almost 33% of the first floor in the downtown buildings. By including government and institutional uses, the number increases to 43%. Retail establishments occupy 15% of the space. In the second floor spaces, residential space is the dominant use, accounting for 42%, with office space at 29%.

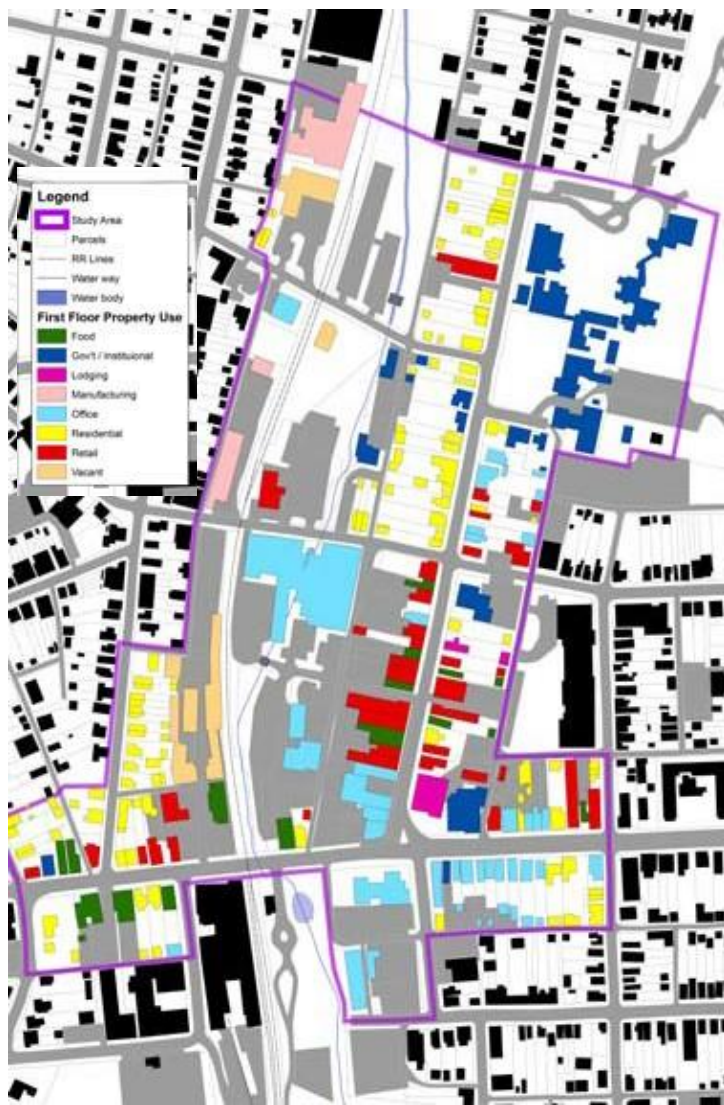


Figure 3 - A land use map of the study area, showing first floor usage

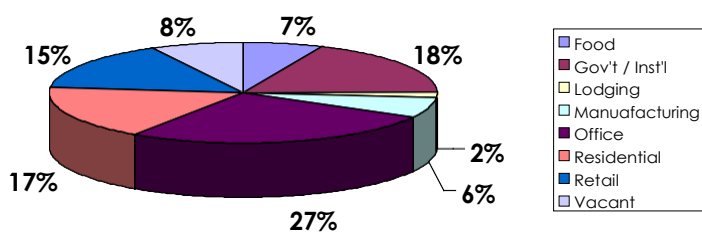


Figure 4 - Types of uses that occupy the first floor spaces in the study area

Existing Building Stock

The footprints of the existing buildings in the study area cover approximately 670,394 square feet. For comparison, a typical Wal-Mart is approximately 100,000 square feet and Park City Mall is approximately 997,000 square feet.

Building Use (1st Floor)	Total SF
Food	45,111
Gov't / Inst'l	120,927
Lodging	12,651
Manufacturing	42,016
Office	177,752
Residential	115,546
Retail	103,578
Vacant	52,813
Grand Total	670,394

Figure 5 - First floor building use by square feet

Within the study area, there are currently significant historical features of interest for heritage tourism including:

- Wilbur Chocolate Factory
- Lititz Springs Park Train Station
- Main Street
- Sturgis Pretzel
- Linden Hall School for Girls
- Moravian Church Square
- Lititz Museum

Existing Parking

Throughout the study area, on-street parking is provided by Borough-managed meters (the rate is \$.25/hour). Most businesses provide employee and limited consumer parking on surface lots behind their buildings. There is one private, two-level parking deck in town, which services Susquehanna Bank.

Shared parking exists organically in town. There is not a formal process in place at the municipal level to encourage sharing facilities, nor is there code language addressing the issue.

The total number of parking spaces available in the study area is approximately 732. Parking, or space to provide parking, appears to be a major limitation for increased density of space.

Existing Land Cover

The land cover in the study area is a mixture of buildings, impervious coverage (parking and sidewalks), and open space (pervious surfaces). The study area is comprised of 42% open space. The remaining 58% is split between buildings and impervious surfaces (see Figure 6).

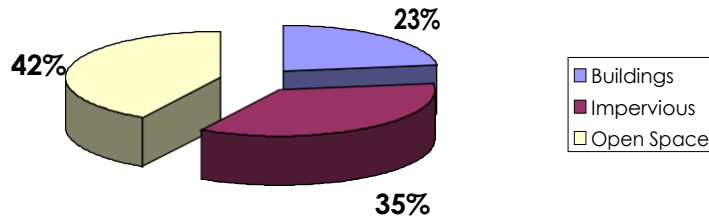


Figure 6 - Existing Land Cover in the study area

An area of approximately 17 acres within the 67-acre study area is designated as 100 year floodplain by FEMA. Approximately 9 acres is mapped as floodway, an area that carries the majority of the storm flow and should remain unobstructed.

Existing Utility Review

Currently, there are no problems with the water or sewer systems downtown. The sewer system is comprised of all 8" mains and there are no capacity or surcharge issues.

The water main in Main Street is 12" which is one of the larger mains in town. In the study area, the portion of the water main in Broad Street is 8". There have been no capacity or pressure problems anywhere in this area.

Currently, there is capacity in the system to accommodate increased demand through expansion and redevelopment.

Demographic Summary

The basis for the demographic information is data for Lititz Borough, a three-mile radius around the center point in the borough, and a five-mile radius from this same center point, as shown in Figure 8. Summary demographic data is presented here. For the numbers behind the summary, please see the Appendix.

- Population growth rate in Lititz is slightly higher than the rate of growth for the state of Pennsylvania, but the growth rate within a three-mile radius is more than double the state growth rate. Similar growth is expected to continue.
- Based on this growth rate, approximately 152 additional housing units of various styles can be

provided to accommodate the projected population growth within the Borough of Lititz between 2007 and 2012. Approximately 576 housing units will be required to accommodate the projected population growth within a three-mile radius of the Borough.

- Household income within the Borough mirrors the state median, however income within a three-mile radius is 25% higher than in Pennsylvania.
- According to 2007 demographic estimates, the most affluent neighborhoods are approximately three miles south of the Borough of Lititz, with average annual household incomes of up to \$165,000.
- Nearly 27% of residents within three miles of Lititz have attained a bachelor's or graduate degree, compared to 22% of all Pennsylvanians.

Market Study Summary

Data on spending patterns of those who live within these same geographic limits (the Borough, three-mile radius, and five-mile radius) was collected in order to identify existing spending patterns and identify what spending might be captured in downtown Lititz.

Figure 9 shows data on sales surplus areas and sales leakage areas. A sales surplus (shown in black) indicates that retailers are "exporting" goods to consumers from outside the area. A sales "leakage" (shown in red) indicates that consumers



Figure 7 - Currently, surface parking dominates the Lititz Run corridor.

that live in a defined area are spending disposable income outside the area. The data reflects total spending and does not consider where the dollars were spent, just where the consumers live. This data indicates:

- Lititz Borough residents spend an estimated \$87.5 million annually for retail goods and services. Those who live within a three-mile radius spend \$279 million annually, and those who live in the five-mile radius spent \$716.7 million annually.
- Lititz Borough residents spend an estimated \$11.5 million annually for food away from home (e.g. eating out). Within a three-mile radius, residents spend \$35.8 million annually, and \$119.3 million within a five-mile radius.
- Within a three-mile radius of Lititz, spending patterns and local sales estimates indicate an opportunity for additional clothing and accessory stores, eating/drinking places, and performing arts venues.
- Data indicates that the area is an exporter of furniture and home furnishings and miscellaneous

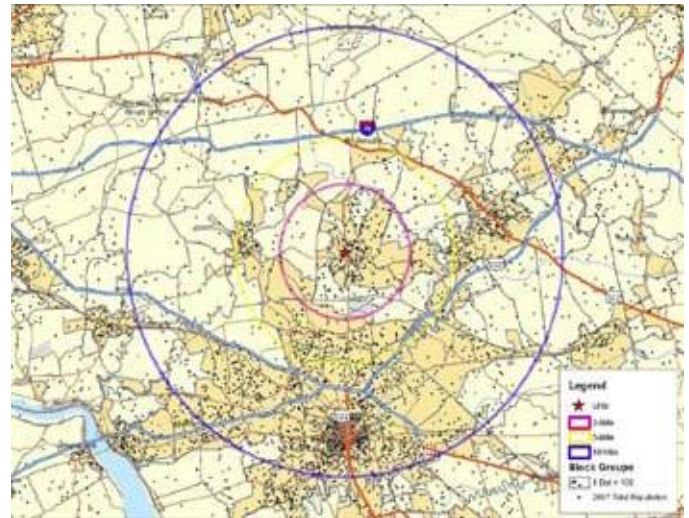


Figure 8 - The basis for the demographic and market study information is data for Lititz Borough, a three-mile radius around the center point in the borough, and a five-mile radius from this same center point.

Retail Sector	A Estimated Spending Lititz	B Estimated Spending 3-Mile Radius	C Estimated Spending 5-Mile Radius	D Estimated Sales (3-Mile Radius)	Number of Stores	Surplus (Leakage) Lititz (\$) (D – A)	Surplus (Leakage) 3-Mile Radius (\$) (D – B)	Surplus (Leakage) 5-Mile Radius (\$) (D – C)
Clothing & Accessories	8,486,958	26,541,053	68,093,844	8,709,000	9	222,042	(17,832,053)	(59,384,844)
Electronics & Appliances	5,949,787	18,605,055	47,778,865	28,561,000	14	22,611,213	9,955,945	(19,217,865)
Food & Beverage Stores	18,249,817	56,563,006	145,419,501	157,516,000	16	139,266,183	100,952,994	12,096,499
Food Service & Drinking Places	13,648,243	42,278,287	108,623,344	31,816,000	35	18,167,757	(10,462,287)	(76,807,344)
Furniture & Home Furnishings	3,018,121	9,785,959	25,200,455	35,408,000	15	32,389,879	25,622,041	10,207,545
General Merchandise	498,173	1,578,314	4,061,565	2,520,000	5	2,021,827	941,686	(1,541,565)
Health & Personal Care	1,574,853	4,931,627	12,653,771	9,198,000	9	7,623,147	4,266,373	(3,455,771)
Miscellaneous Retail	2,771,972	9,086,685	23,264,840	20,759,000	42	17,987,028	11,672,315	(2,505,840)
Performing Arts / Spectator Sports	2,195,453	6,969,383	18,048,272	2,250,000	6	54,547	(4,719,383)	(15,798,272)
Sporting Goods, Hobbies, Books & Music	3,277,443	9,895,798	25,333,738	11,554,000	15	8,276,557	1,658,202	(13,779,738)
Total	59,670,820	186,235,167	478,478,195	308,291,000	166	248,620,180	122,055,833	(170,187,195)

Source: ESRI 2007 Estimates and Projections

Note: A sales surplus indicates that retailers are "exporting" goods to consumers from outside the area. A sales "leakage" indicates that area consumers are spending disposable income outside the area.

Figure 9 - Estimated Retail Spending by Residents

Inventory and Analysis

retail merchandise, which reflects the unique retail shops found in downtown Lititz. These are potential clusters that could be built upon.

- New downtown development should focus on the local market. Heritage tourists are typically looking for a “local experience.” If downtown Lititz businesses truly reflect the character of local residents, they will also be attractive to tourists.

In addition to residents and tourists, Lititz is also host to a healthy workforce of approximately 6,000 workers. Using national averages and raw local data, day time work force spending can be estimated and is shown in Figure 10.

	Restaurant	Retail	Service	Total
Estimated Weekly Spending/Person	\$38	\$11	\$22	\$71
Estimated Annual Spending/Person	\$1,976	\$572	\$1,144	\$3,692
Estimated Total Annual Spending	\$11,856,000	\$3,432,000	\$6,864,000	\$22,152,000

Source: Survey of Selected Lititz Borough Workers by Derck & Edson Staff – Estimated 6,000 workers

Figure 10 - Estimated Workforce Spending

Guiding Principles

The Master Plan will enhance the offerings of downtown Lititz through redevelopment of properties without adversely affecting the current business structure.

Our three over-arching goals are:

1. **Expand social, cultural, and retail offerings for residents while accommodating visitors and tourists**

Lititz is a real, functioning community and the Master Plan will sustain this by focusing on the needs of the residents, both present and future, first.

Currently, 18% of the available land in the borough is not taxable. The Borough is fortunate to have schools, churches, and civic enterprises to add to the richness of our town, but it is important to offset this situation by creating an increased tax base in order to continue to provide quality services to our residents.

Although the downtown core appears to be well-ordered and built-out, taking a step back in history brings the realization that downtown Lititz today is vastly different than 100, 75, 50, or even 25 years ago. In some cases, critical building mass has been lost and with it, the feel of a completely continuous streetscape and downtown experience. The planning process should look to our past to create a healthy and viable future. And in the case of physical development, that means filling in the holes and maximizing the use of our available space.

With this reference point in mind, there is room to enhance and grow to meet the current and anticipated needs of the Lititz community, within the existing context of the downtown. It is the missed and under-utilized opportunities that are the focus of this Master Plan.

2. Integrate the Lititz Run corridor and other civic spaces into the connected fabric of the downtown

Lititz Springs Park has long been the jewel of the Lititz community. However, although the park is adjacent to the downtown, daily activities that occur in the park are usually not an integral part of the downtown experience.

Lititz Run – which runs through the middle of the community – is considered an asset, but little has been done to celebrate its existence. Many locations have even turned their back on it and added to its degradation.

Therefore, a key element of this master plan is to realize the prominence of our current open space and natural assets and weave them into the fabric of the thriving downtown so that each supports the other and their boundaries are indistinguishable. At the same time, it is important to protect our natural assets and resources. This can be accomplished through sustainable and green design practices.

Regarding other connections, Lititz is already a walkable community. A continuous streetscape treatment that creates a system of walkways and circuits will enhance walkability even more.

Alleys should assume their rightful position as service providers to the businesses fronting on the main streets, but the alleys should also be enhanced to add visual quality to the downtown and provide a clean, safe, and green pedestrian route.



Figure 11 - Integrating the Lititz Run corridor is a guiding Master Plan principle

3. Establish a parking strategy

Parking, or room for surface parking, is currently a major limitation for expansion of the downtown. Creating adequate parking will require new methods to meet the expanded need. There is no more land area to pave over in the downtown and, even if there was space available, more surface parking is not the appropriate approach.



Figure 12 - An example of structured parking with retail uses on the first floor and parking and mixed use units above



Figure 13 - Another example of a parking structure adding architectural value to the streetscape

Master Plan

The strategies set forth in the Downtown Lititz Master Plan fulfill the intent of the guiding principles, as outlined here.

1. Expand the social, cultural, and retail offerings for residents while accommodating visitors and tourists

- Establish a mixed use district for the entire study area
- Increase density of buildings and uses in the core district of the study area
 - Redevelop underutilized facilities
 - Reserve the 1st floor for retail uses
 - Encourage in-fill
 - Redevelop properties along Lititz Run and the rail line, including the Susquehanna Bank property and the Long and Bomberger property
 - Remove parking from the flood way
- Look to our past and the commitment to preserve the buildings that give the community its character. Historic preservation is an important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources - including adaptive re-use of historic and older buildings, greening the existing building stock, and reinvestment in our historic community - is crucial.
- Further from the core district, reduce density of buildings and intensity of use
- Capitalize on the existing street and alley patterns to strengthen circulation and massing of buildings
- Re-establish the alley network for service access and pedestrian travel
- Expand housing opportunities within the study area
 - Add housing to upper floors throughout
 - Provide a variety of housing types and living units
- Celebrate and integrate the arts within the fabric of the downtown: sculpture/art, music, and entertainment

2. Integrate the Lititz Run corridor and other civic spaces into the connected fabric of the downtown

- Provide a hierarchy of green space, open space, and pedestrian routes throughout the downtown
 - Maintain Lititz Springs Park as the largest green and civic space in the downtown
 - Develop the Lititz Run corridor as a linear green space for passive and active recreation
 - Extend pathway or walk system along the corridor for connection to existing trails in the community
 - Create a new, more structured open space on the Long and Bomberger property
 - Add outdoor dining, seating, window boxes, and container plantings to extend the park-like feel throughout the downtown as well as green and soften the hardscape of the core district
 - Front buildings along the stream and provide visual access to Lititz Run
- Encourage sustainable design practices including the use of green roofs, green alleys, green surface parking, and pervious paving as well as other best management practices

3. Establish a parking strategy

- Develop opportunities for shared parking
- Consolidate existing parking areas to the rear of buildings on Main and Broad Streets, making use of the existing alley network
- Locate a parking structure to the rear of the Parkview Hotel along North Lane

Figure 14 - The Downtown Lititz Master Plan graphic



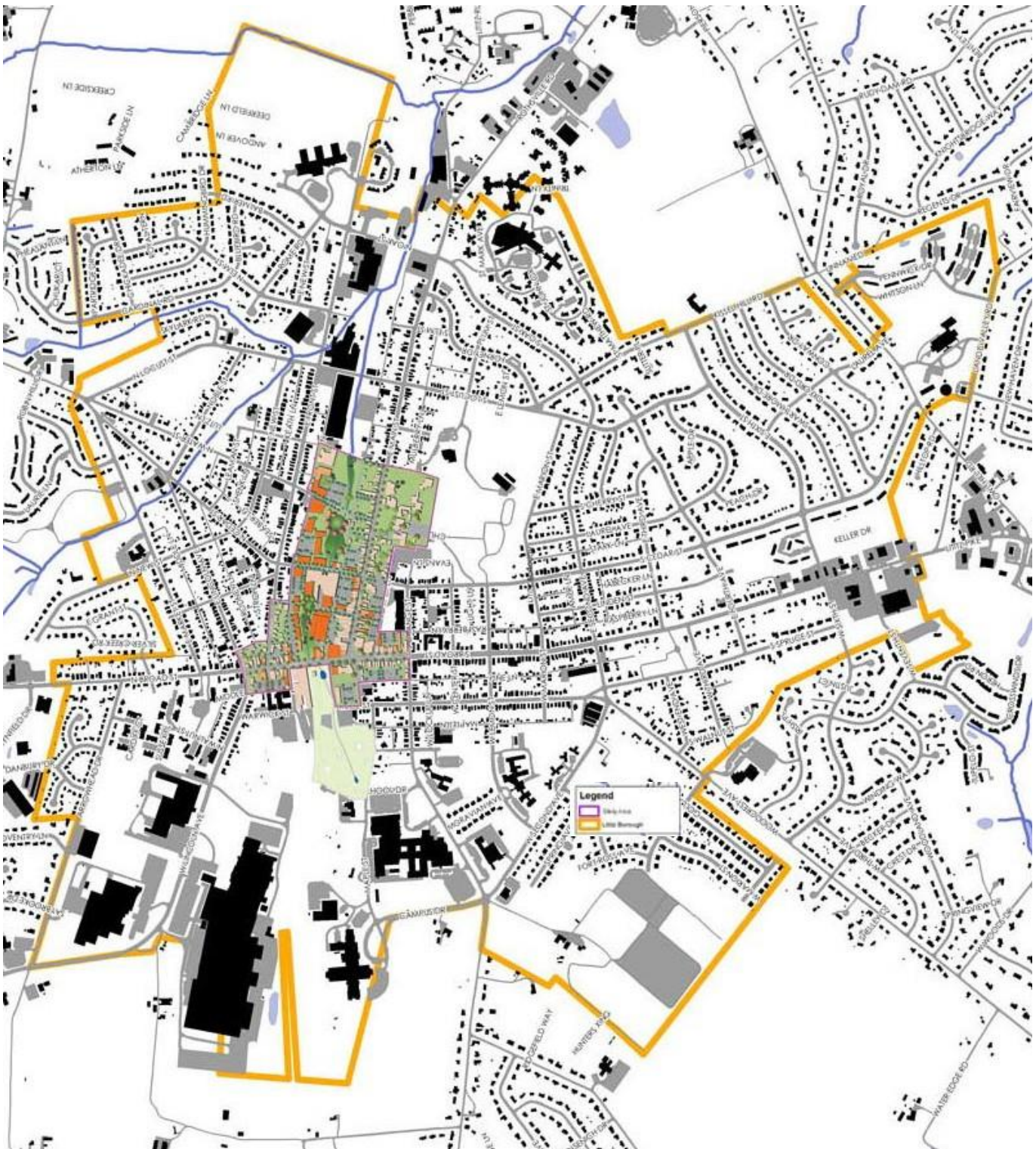


Figure 15 - The Master Plan in context of Lititz Borough and Warwick Township

The plan graphic (Figure 14) is the 15- to 20-year build-out plan. This plan represents an aerial view of the downtown and the vision for how it will appear when the guiding principles of the master plan are realized, utilizing the strategies outlined in the plan.

On the following pages are additional graphics that further illustrate the plan strategies and show suggested implementation scenarios in key areas of the downtown.

Focus Areas

Central Business District

Main Street, from Broad to Cedar, is the heart of the downtown, and as a result, should be enhanced and strengthened to assume the role. Most would recognize this particular part of downtown as the central business district, characterized by two and three story buildings. The first floors of many of these structures are currently occupied by retail uses while the upper floors are occupied by residential or office space.

The plan expands the existing Main Street retail/business base by activating the Lititz Run Corridor (Broad to Cedar). In addition, retail uses should be introduced into this area that tie back to Main Street, specifically through enhanced offerings on



Figure 16 - Plan view of the Central Business District



Figure 17 - Zum Anker Alley, today



Figure 18 - Making use of the Zum Anker Alley for outside dining affords opportunity to connect with the street and enhance the social aspects of the downtown.

Broad Street and Sturgis Lane. Increased business frontage along each of these streets will serve as connectors and further frame the limits of the central business district.

To further connect all points of the downtown, additional built space will occur along Sturgis Lane from Main Street to Lititz Run, and along Kleine Lane. By using the alleys to add new construction, the historic core remains intact, while adding necessary density to the area. Additionally, the new buildings may be constructed integrally with a multi-story parking structure which, by location, will serve the surrounding mixed-use developments.

Focus Areas

Increased density will be made possible by providing a parking structure of three to five levels off North Lane that matches the building heights of Main Street. The existence of this new structure will allow many of the existing surface lots to be removed and redeveloped for enhanced green space and new business space.

East on Main Street

Heading further east on Main Street, the area from Cedar Street to Cherry Lane includes many properties that are very residential in scale and architectural style. In order to focus the majority of new business and retail space in the core business district, this area should remain predominantly residential but could include a limited mix of convenience and service retail to serve the surrounding neighborhood as well as limited hospitality, entertainment, and office uses.



Figure 19 - An example of an existing, prime heritage tourism location



Figure 20 - The existing architectural heritage should be preserved

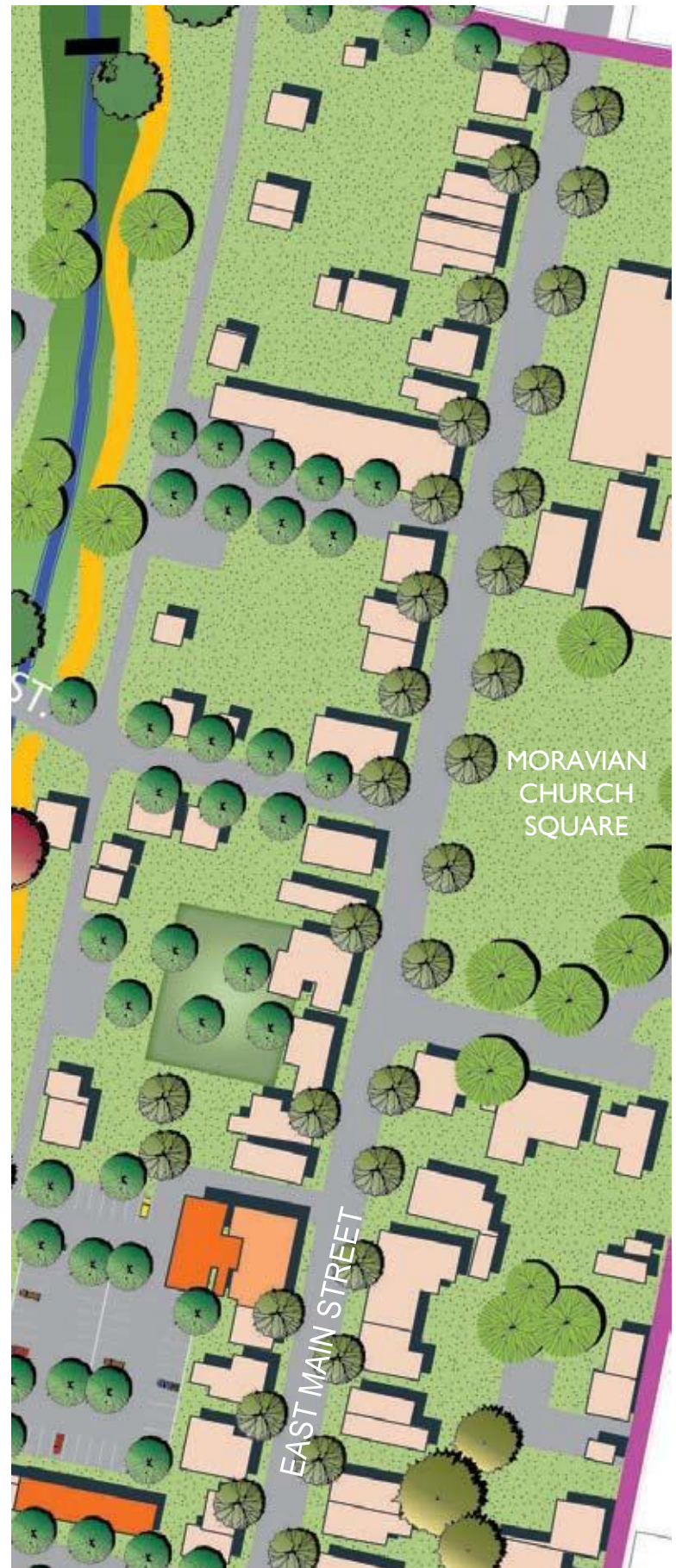


Figure 21 - Properties that are residential in scale and architectural style are prevalent in this area.

Adaptive reuse of the existing structures could also provide additional retail and business space adjacent to the heritage tourist activities in the area (Julius Sturgis Pretzel Bakery, Moravian Church, and Lititz Museum).

South Broad Street

Currently viewed as part of our core downtown, the area of South Broad Street from Juniper Lane to Orange Street has struggled to establish a true identity. Immediately adjacent to the successful Main Street, the general architecture on the west side of Broad Street includes grand historic homes while the architecture on the east side includes townhouse/row home styles. The street has retained a mix of professional offices,

limited specialty retail as well as some service and hospitality-retail integrated with the residential uses. The sporadic nature of the uses on Broad Street has limited the overall success of the street as a specialty retail corridor. Most first floor uses are office-oriented or retail establishments. Upper floors are occupied by both residential and office spaces.

Figure 22 - Existing structures at 35, 37, and 39 S. Broad Street



Figure 23 - Incorporating enhanced service uses and appropriate architectural materials on S. Broad Street engages the

first floor with the public street and sidewalk.

Focus Areas



Figure 24 - Enhance signature architecture at the corner of Main and Broad Streets and maximize available street frontage



Figure 25 - Currently, the rhythm of the streetscape is lost as you travel on N. Broad Street.

Figure 26 - A massing diagram shows how the additional square footage proposed in the plan (shown in yellow) fits neatly into the existing open areas within the study area. Existing structures are shown in red.



Figure 27 - The area east of Lititz Run on N. Broad Street

To capitalize on the style of architecture, configuration of space, and the high traffic volumes, South Broad Street should include a mix of convenience and service retail, office/professional space, galleries, hospitality, and residential offerings. Small restaurants with outdoor seating on front porches or patios or bed and breakfast establishments fit the grand homes and could fill the buildings comfortably.

Service and hospitality retail that relies on high traffic volume can also succeed in this area. Office and professional space should be relegated to the upper floors, where feasible.

North Broad Street

The area of North Broad Street from Kleine Lane to Lincoln Avenue provides a linkage and entry point to the downtown along the busy route 501 corridor. The building stock is an eclectic mix of row homes and small commercial structures that house a mix of food service establishments as well as some limited specialty retail. This part of North Broad Street is at times considered an island detached from the core of the downtown due to numerous visual obstructions – the rail line and several large parking areas as well as breaks in the architectural façade and uses.

As with South Broad Street, based on high traffic volumes, a mix of convenience and service retail, restaurants, and residential units can be created in this area, with services provided for local residents and the workforce of downtown. Providing infill development will strengthen the existing retail identity while linking this area to the central business district.



Figure 28 - A massing diagram of the existing conditions shown in the photo above

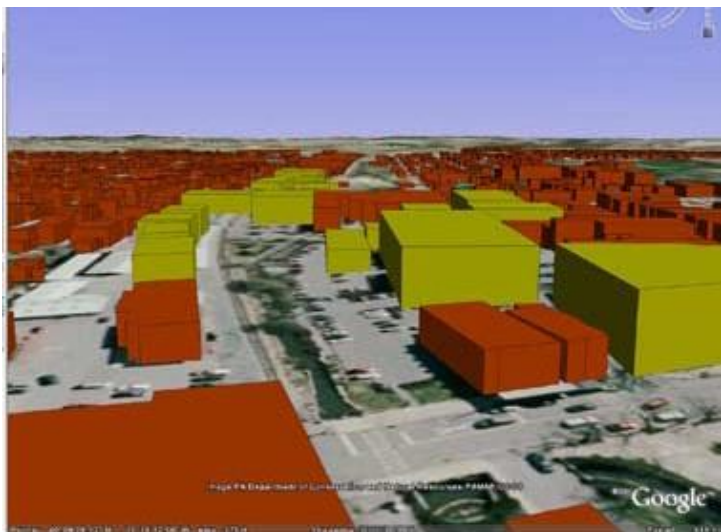


Figure 29 - A massing diagram illustrating the future potential for this area.

Focus Areas

A Dynamic New Residential Neighborhood

Research based on current growth rates has indicated that an additional 152 new housing units could be supported in the Borough of Lititz over the next five (5) years. This area of the plan, from Cedar to Water Street and North Lane to Kleine Lane, is nearer to the existing residential fabric and therefore has a unique spatial identity. Currently a large portion of this area is occupied by surface parking and the rail line. To capitalize on the proximity and value of the Lititz Run and the adjacent residential neighborhoods, the plan proposes to accommodate the potential growth with a maximum of 225 units, creating a dynamic new neighborhood.

Limited mixed-use development along the existing street frontage is also encouraged. In addition, the plan continues to incorporate parks and civic spaces in this zone.

The Kready property, located at the edge of the study area, should be developed as a destination hospitality venue or a condo-style residential property. In either case, redeveloping this property in this manner will provide a necessary link between the residential fabric, the heritage tourism destinations in the area, and ultimately the central business district.



Figure 30 - Shipoke in Harrisburg, PA is an example of a residential neighborhood where all new units were built with parking on the first level and living space above.



Figure 31 - The plan shows several new buildings that could be developed into a variety of new living units.

Figure 32 - An example of residential units with parking on the ground floor from Charleston, SC



Figure 33 - The Schuylkill River Development in Philadelphia, PA also maintains parking on the ground floor



Figure 34 - The existing rail line with Susquehanna Bank in the background

Figure 35 -The transformed space shows an expansion of the square footage of the Susquehanna Bank building and an adjacent walking path.



Figure 36 - Sturgis Lane today

Figure 37 - Increasing building mass along existing streets and alleys will improve circulation and energy and provide key connections throughout the entire study area. The incorporation of a centralized parking structure and the expansion of the Susquehanna Bank building in the distance all add to a more structured and intriguing sense of place in this corridor.



Figure 38 - An aerial view of a transformed portion of the study area

Taking a Bird's Eye View

From a vantage point above Lititz, you can see how the Vision, Guiding Principles, and Master Plan strategies take shape. Working from left to right across this transformation sketch:

- The northern edge is further defined with additional building and lease-able space that helps to tie the North Broad Street businesses into the core.
- Streamlining vehicular access at this point on Broad Street to an enter-only arrangement reduces the congestion on Broad Street and allows exiting to occur at a consolidated and safe location on Front Street or Cedar Street.
- A new civic space in front of the current Freeze and Frizz Restaurant captures activity along Broad Street and serves as the entry piece to an enhanced greenway and pedestrian connection from Wilbur Chocolate and along Lititz Run.
- To the east on the Bomberger Property, additional buildings are arranged facing the Lititz Run Corridor. These buildings, as shown, are three- and four-story with retail on the first floors and office and residential on the upper floors.



Figure 39 - An aerial view of the existing space from the rooftop of the Wilbur Factory.



- Asphalt parking areas are removed from the banks of Lititz Run. The floodway is developed as a natural greenway with pathways linking the greater community to the downtown. This network also provides an important connection of new retail along the Run to the North Broad Street corridor and the Main Street corridor.
- The new parking structure (see sketch on page 17) shown to the far right of the aerial is critical to increase available parking spaces while also allowing removal of existing surface lots within the floodway. As shown in Figures 12 and 13, parking structures do not need to look like eyesores. They can include retail space on the exterior ground floor or be woven into the fabric of the downtown through architectural treatments matching the style of the community.
- Throughout the Lititz Run corridor, asphalt should be removed and these spaces transformed into green space that engages the architectural edge.

Focus Areas



Figure 40 - Section A-A1

- Susquehanna Bank anchors the downtown as a major business entity. The plan provides room to grow adjacent to their main building.
- New opportunities for retail, office, and residential is provided to the right, heading up Sturgis Lane. Again, this connection strengthens the fabric of business in the downtown and provides an easy connection for pedestrians through the entire downtown.





Figure 41 (at left) - This portion of the plan shows increased retail uses along the Lititz Run corridor, the location of the parking structure, and an addition to The Park View. Also on this plan, the locations of the sections (Figures 39 and 41) are indicated. See A1 - A and B1 - B.

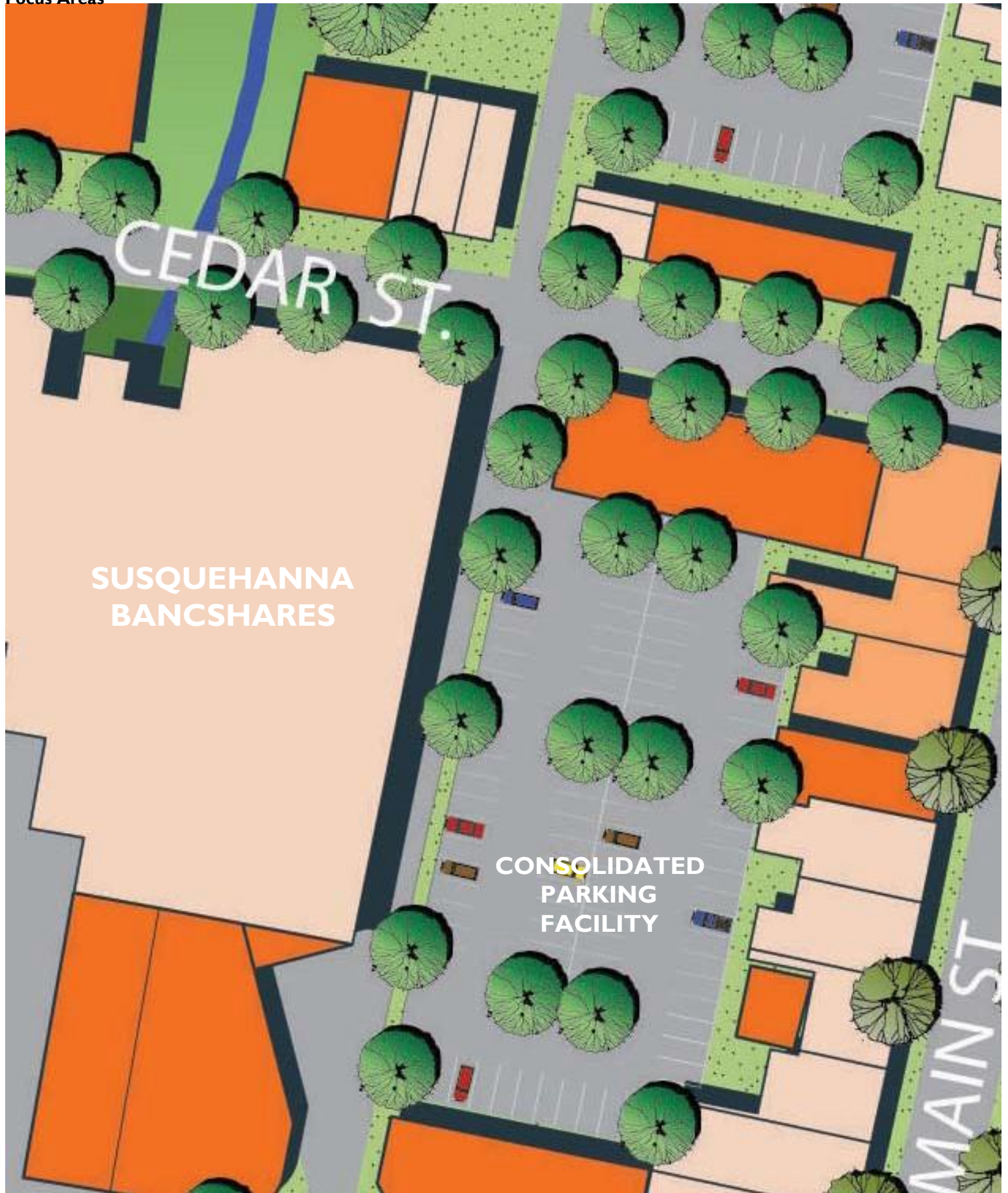
Park View Hotel

Although not part of the aerial graphic on pages 18 and 19, the Park View Hotel is a key part of this revitalized area.

As seen in Figures 41 and 42, the interior of the building should be expanded to the east for greater dining opportunities and to the north, a porch or deck should be added for outdoor dining that would maximize views of Lititz Run. Suite-style rooms or other lodging or banquet space should be provided on the upper floors.



Figure 42 - Section B - B1



Parking Enhancements

Short term parking strategies should provide a framework for shared parking agreements. Smaller lots should be combined into consolidated, larger lots to gain efficiency of use and circulation. Landscaping and buffering should be added to these consolidated lots for aesthetic appeal and to support sustainable design practices.

Two examples of lot consolidation appear here in Figures 43 and 44. As presented in the Master Plan, each lot now contains a more logical parking layout and serves multiple retail or office enterprises.

In addition, by using consolidated lots, we *gain* parking. The existing layout behind the businesses

on Main Street yields 80 spaces. With consolidation, the area yields 100 parking spaces.

The existing layout to the rear of the businesses on S. Broad Street yields 32 spaces. With consolidation, the same area yields 90 parking spaces.

The long-term parking solution involves providing vertical parking structures to consolidate parking and free up land for building or green space.

Figure 43 (at left) - A consolidated lot behind Nino's and Wertsch Vision yields 100 spaces (verses 80 currently).

Figure 44 (below) - The individual lots behind many office uses along S. Broad Street currently yield only 32 spaces total. With consolidation, 90 spaces are available.



Next Steps

This completed plan has an estimated 15- to 20-year build-out horizon. Some projects will take longer than others but, with a plan in hand, implementation strategies can be realized. Detailed here are the recommended next steps:

Support

Review and gain support for the Master Plan from key governing agencies/officials and the general public including:

- DCED (Department of Community and Economic Development),
- Elected officials,
- DEP (Department of Environmental Protection),
- DCNR (Department of Conservation and Natural Resources),
- PA DOT (Pennsylvania Department of Transportation),
- PA Fish & Boat Commission,
- Norfolk Southern,
- General Public

Responsible Entity: Venture Lititz

Master Plan Advisory Council

- Establish a Master Plan Advisory Council of 8-10 persons comprised of a member of the steering committee, Venture Lititz Board, Borough Council, Planning Commission, a member from each of the Venture Lititz Sub-Committees, and the Main Street Manager.
- This Master Plan Advisory Council should establish a chairperson, hold regularly scheduled meetings, and develop specific milestones.
- The purpose of the Advisory Council is to keep the Plan moving forward and implement the strategies while an Economic Development Corporation (EDC) is being established.

Responsible Entity: Venture Lititz

Lititz Run Improvement Plan

- Review, analyze and design enhancements to Lititz Run from the Lititz Springs Park entrance at route 501 to the Locust Street crossing in order to improve flood control, stream quality, and mechanics as well as integrating Lititz Run as an integral element of the green space hierarchy of the downtown area.
- Conduct a Stream Morphology Study (Hydrologic and Hydraulic Assessment) to determine best practices for rejuvenating Lititz Run and incorporating it into the green space.
 - Review existing and proposed conditions and historic characteristics of the stream to determine the best treatment of the different sections of Lititz Run within the Master Plan area.
 - Perform Visual Site Assessment and Trench Evaluation.
 - Review and analyze existing conditions data.
 - Review and analyze opportunities for surface water features along the stream corridor.
- Provide an updated floodplain analysis using the US Army Corps of Engineers HEC II software.
 - The study will serve as a baseline for all reviewing agencies to measure specific impacts of proposed implementation projects.
 - Improve stream and floodplain quality and carrying capacity, as appropriate.
- Create a green space plan that establishes a recommended hierarchy of recreation and civic spaces along Lititz Run.
 - Review and analyze existing recreation and open space studies and needs.
 - Work with the joint recreation commission

- to establish priorities and strategies
- Provide conceptual design of desired and civic spaces that are integrated into the proposed stream and flood control enhancements.
- Provide implementation strategy for acquisition, funding, design, and construction.
- Perform an audit and assessment of current regulations of the study area.
 - Outline suggested methods to address stormwater runoff on a regional basis (much of the land affected falls within the 100 year floodplain).
 - Outline suggested methods to address stormwater quality through use of Best Management Practices – green roofs, pervious paving, rain gardens, and wetlands, all on a regional basis.
 - Consider providing incentives for greening of the downtown, for example, the installation of a green roof.

Responsible Entity: Venture Lititz

Parking Management Plan

Provide detailed study/strategy for review of existing parking conditions as well as proposed build-out conditions and provide implementation strategy for short term and long term parking solutions and funding of the same.

- Review existing reports, studies and other materials available to establish background information.
- Update, analyze, and inventory current parking supply (private and public) information including type, location, and cost information.
- Perform occupancy counts for all spaces within the study area on an hourly basis for typical and peak times.
- Create a plan to maximize use of existing facilities. Provide techniques and management strategies for improvement.
- Provide recommendations to update current zoning and development codes to support the plan.
- Outline the present and future parking adequacy.
- Outline supply and demand analysis.
- Develop a financial pro forma and feasibility analysis for proposed improvements.

Short Term Goals:

- Increase capacity and efficiency of existing parking lots.
- Provide larger, more efficient parking areas that serve the needs of multiple properties.
- Improve occupancy rate of existing infrastructure.
- Consider alternate methods to share existing parking facilities.
- Enhance pedestrian connections from larger central lots to the business district.
- Provide directional signage to easily direct visitors to available parking areas and provide lot signage with regulations and quantity of spaces, per lot.

Long Term Goals

- Establish a parking program to manage the parking needs for the downtown.
- Establish centralized public lots to create consolidated areas that serve multiple users.
- Consider a parking mitigation fund. Within the revised code, consider a requirement for owners/developers to pay a fee based on established criteria related to use, square footage, and location.
- Consider alternate methods to fund long term improvements and maintenance of facilities.
- Construct Parking Structure. Consider bond financing at appropriate time to construct new structure. Seed money based on fees, fines, leases, parking taxes, and impact fees.

Responsible Entity: Venture Lititz

Traffic and Circulation Analysis

- Perform an assessment of current traffic and circulation challenges within the downtown area.
- Summarize current baseline information to be available to potential developers. Outline current levels of service for roadways and intersections.
- Project anticipated problems/ improvements possible with proposed master plan.
- Continue to advocate relocation of Route 772 from Main Street to remove as much truck traffic as possible.
- Consider creative solutions to traffic management, for instance, incentives for altered standard work days.
- Review and recommend necessary improvements to handle additional traffic loads as well as

redirecting service and deliveries to the alley system.

Specific elements may include the following:

Rail Line Service Enhancement Plan

- Improve opportunity for Rail Service to businesses in Warwick/Lititz Region.
- Interview existing business/industrial companies to ascertain existing and anticipated shipping patterns.
- Outline minimum and ideal service requirements by Norfolk Southern.
- Review and analyze options for improved rail service and siding location west of Route 501.
- Provide schematic design.
- Discern options for funding.
- Implement plan.

Responsible Entity: Borough Council

Business Recruitment Strategy

- Develop a Business Recruitment Strategy to identify and pursue the desired mix of uses in the downtown.
- Meet with existing business entities to ascertain current and projected needs.
- Serve as an enabler to accommodate uses within the building stock.
- Consider assistance to fast track approvals.
- Provide background study information (base parking, stream and traffic study information) for development of business plans to individual users/owners.
- Provide background demographic and marketing study information to prospective and desired businesses.

Responsible Entity: Venture Lititz

Ordinance Audit and Assessment

- In conjunction with the Joint Comprehensive Plan for Lititz Borough and Warwick Township, the Comprehensive Plan for Lancaster County, and this current downtown master plan, review current Zoning, Land Development, Subdivision, Design Guidelines and Stormwater Ordinances.
- Review and revise ordinances as necessary to enable future development to occur as envisioned.

- Explore performance based (Form Based or Hybrid) zoning language.
- Consider incentives for creation of public/ private open/civic spaces.
- Consider incentives/requirements for sustainable or green design practices in the downtown, specifically in the floodplain area that may offset or improve stormwater requirements.
- Consider Façade Easements to protect significant architecture.
- Consider incentives for replacement of existing surface lots with stacked parking.
- Review and consider methods to be more business-friendly in the process of development and redevelopment within the designated downtown core:
 - Provide background information and other resources for development work.
 - Outline process and expectations.
 - Consider 'speed tracking' process to encourage developers/owners to invest in downtown. Sketch/concept plan to final plan.
 - Consider reducing/removing parking requirements in the downtown area.
 - Consider alternate funding/impact fee options for creation of shared parking facilities.
- Update Design Guidelines for downtown development and include:
 - Façade Improvement Recommendations
 - Streetscape improvements
 - Lighting
 - Signage
 - Greening and Beautification – enhance the district aesthetically by encouraging the use of flower boxes, planters, etc.

Responsible Entity: Borough Council

The final two pages of this report are the results of a master planning exercise based on *The Cities Book: A Journey Through the Best Cities in the World* (Lonely Planet, March 2006).

The book outlines key data about the top 200 cities in the world.

The master planning exercise set forth a challenge – if

Appendix

The Appendix to this report is extensive and contains all the supporting data and process-related documentation necessary to accomplish a Downtown Master Plan. These documents are available on CD. A detailed listing of the data included in the Appendix is presented here in addition to a summary of some key data on land coverage and build out potential:

▪ Documentation from Delta Development Corporation that includes:

- Summary of Findings and Observations
- Demographic & Economic Data - Lititz Market

Table 1 - Population

Table 2 - Housing Units

Table 3 - Median Household Income

Table 4 - Occupation

Figure 1 - Population Density

Figure 2 - Annual Population Growth (2007 - 2012)

Figure 3 - Average Household Income

Table 5 - Estimated Retail Spending by Residents

Table 6 - Spending Potential Index (Residents)

Table 7 - Estimated Workforce Spending

Table 8 - 2000 Educational Attainment (Population 25+)

Table 9 - Labor Shed - Where Lititz Workers Live

Community Tapestry Lifemode Segmentation

Table 10 - Community Tapestry

Lifemode Groups - Three-Mile Radius

- Comparable Communities

Table 11 - Comparable Communities

- Most Frequently Found

Establishments

Table 12 - Comparable Communities

- Types of Dining Establishments

Table 13 - Comparable Communities

- Demographic Comparison

▪ Meeting Minutes from Master Plan committee meetings

▪ Stakeholder Meeting Summaries

Land Cover Summary:

Land Use Type	Existing Conditions	Vision Plan	Net Change
Building	23%	26%	+ 3%
Impervious	35%	23%	- 12%
Open Space	42%	51%	+ 9%

Build Out Potential - (within the limits of the study area) - Parking Numbers:

Existing Parking Spaces	732 Spaces
Short Term Improvements:	
• Consolidation of lots	180 Spaces
• Expansion of existing lots	Net Increase
• New surface lots	
Long Term Improvements: (Parking Structure(s))	
• North Lane Structure (north side) – 5 levels	470 Spaces
• North Lane Structure (south side) – 4 levels	270 Spaces
• West Main Street- 3 levels	200 spaces
Total Net Parking build out potential	1852 spaces

Build Out Potential - (within the limits of the study area) - Building Area Numbers:

Existing Building Area	
• First Floor Area	670,395sf
• Second Floor Area	529,605sf
Total:	1,200,000sf
Conceptual Breakdown:	
• Zone with Residential Focus (Cedar to Water)	225,000sf
-Approx. 75,000sf/floor	
-Assume average of 3 floors/building	
First Floor:	
25% Retail/Service= 25,000sf	
75% Residential = 50,000sf	
Second and Third Floors	
All residential. 2 Floors @ 75,000sf/floor –	
150,000sf total	
• Remaining Area	428,000sf
-Approx. 107,000sf/floor per plan	
Assume 4 floors average.	
First Floor: Assume all as retail = 107,000sf	
Second Floor: Assume 75% office = 80,250sf	
25% Res. = 26,750sf	
Third Floor: Assume 50% office = 53,500sf	
50% Res. = 53,500sf	
Fourth Floor: Assume 100% Res. = 107,000	
TOTAL:	653,000sf
Summary of New Building Area by Use	
• Residential: 387,250 sf	
• Retail: 132,000 sf	
• Office: 133,750 sf	

Surrounded by Lancaster County farmland and the still-present influence of the Amish, Lititz stands apart as a community that offers something a little different. A more sophisticated retail setting in a comfortable and walkable downtown environment creates a desirable town that is the envy of all who are lucky enough to visit.

ANATOMY

Lititz is located in beautiful Lancaster County, at the crossroads of two state highways - routes 501 and 772 which, in town, are known as Broad Street and Main Street, respectively. Walking is the best way to get around and experience everything - shops, architecture, alleyways, side streets, the park, and the people.

PEOPLE

Although the median age of the residents of Lititz is 39, the average is more

reflective of the large population of retirees and children at opposite ends of the age scale than a large group of thirty- or forty-somethings.

TYPICAL CITIZEN

Those who live in Lititz have an innate love of this town. Although the town was settled as a closed Moravian community, Lititz now is home to an increasingly diverse group of well-educated, up-and-coming families and others who find great appeal in this walkable community

where you actually know your neighbors.

DEFINING EXPERIENCE

Take part in the longest continually running 4th of July celebration in the United States, established in 1818. Musical performances, dance routines, fun, games, and of course, food, all lead up to the Queen of Candles crowning in the Park with over 7,000 candles lining Lititz Run and a spectacular fireworks display set to music - be sure to reserve your spot early!

Lititz 201

VITAL STATISTICS

NAME: LITITZ

DATE OF BIRTH: 1756 BY MORAVIAN SETTLERS

ADDRESS: UNITED STATES

HEIGHT: 122 M

POPULATION: 9,029



STRENGTHS

- historic
- walkable
- Lititz Springs Park
- great Main Street
- lots of special events

WEAKNESSES

- traffic congestion
- elusive parking
- little variety in cuisine

GOLD STAR

Easter Sunrise Service at Moravian Church, starting with the announcement by the Brass Choir and ending at God's Acre

CITYSPEAK

- whether route 772 will ever get re-routed
- the number of ducks in the park or in the storm drains
- what will be the featured brew at Cask Ale Night

STARRING ROLE IN...

an impressive number of rock and roll concerts throughout the world.

IMPORT

- thousands of visitors
- people who love it so much, they have to live here
- students at Linden Hall

EXPORT

- Wilbur buds
- Sturgis pretzels
- Listerine
- rock n' roll sound and stage sets
- Victor mouse traps

SEE the Moravian Church and also various preserved or restored 18th century buildings

EAT Wilbur buds and Sturgis pretzels

DRINK the featured brew at Cask Ale Night

DO stroll to the head end of Lititz Springs Park and discover the lions

WATCH the Queen of Candles pagentry and the 4th of July fireworks

BUY Moravian Stars

AFTER DARK listen to live music, visit the shops, and meet the locals at Lovin' Lititz Every Second Friday

URBAN MYTH

In 1857, J. Augustus Beck added a carved lion's head to Lititz Springs Park and is still present today. His original plan was to "incise all of the head, the shoulders and the forepaws of the *king of the beasts*. However, because of the extreme hardness of the rock, which ruined his chisels, he had to abandon his original plans." (*Lititz 250, A Historical Anthology*)

format adapted from *The Cities Book*, published by Lonely Planet





Never doubt that a small group of thoughtful committed citizens can change the world; indeed, it is the only thing that ever has.

Margaret Mead