

**ORDINANCE #2001-180-3**

AND NOW, THIS 18<sup>th</sup> DAY OF SEPTEMBER, 2013, the Board of Supervisors of Harborcreek Township, after notice and a public hearing, and after due consideration and review of certain matters having to do with the definitions in the **Subdivision And Land Development Ordinance (hereafter "SALDO")**, hereby enact this amendment to the Ordinance, providing as follows:

WHEREAS, the Second Class Township Code, 53 P.S. §§66001 set seq., provides, inter alia, for the regulation of subdivisions and land development within the geographical boundaries of the township; and

WHEREAS, Harborcreek Township has enacted a Subdivision and Land Development Ordinance, #01-180; and

WHEREAS, Harborcreek Township desires to clarify and amplify the meaning or scope of subdivisions, as stated hereafter.

NOW, HEREAFTER, BE IT ORDAINED, BY THE BOARD OF SUPERVISORS OF HARBORCREEK TOWNSHIP, THAT:

A. The provisions of **Article II DEFINITIONS, Section 202**, shall be amended in the following respects:

1. In addition to the current definition of "Subdivision", the following definitions shall be included and apply:

**Subdivision, Replot:** The change of a lot line between two (2) abutting existing parcels not intended to create a new parcel and where such lot line change is in full compliance with this ordinance, any local zoning ordinance and related ordinances, rules and regulations of Harborcreek Township. A replot which involves the creation of new lots or involves more than two (2) lots shall be treated as a subdivision.

2. The definition of *Major Land Development* and *Minor Land Development* shall be changed as follows:

***Major Land Development***

A land development over 50,000 square feet of new impervious areas (including building, parking, sidewalk, driveway and graveled) wherein the submission of preliminary and final land development plans by the developer is required by the Supervisors.

***Minor Land Development***

A land development consisting of 5,001 to 50,000 square feet of new impervious areas (including building, parking, sidewalk, driveway and graveled) wherein the Supervisors may waive the requirements of submitting a preliminary plan provided the final plan meets all the requirements of this Ordinance.

***Staff Review Land Development***

A land development consisting of 1-5,000 square feet of new impervious areas

(including building, parking, driveway and graveled) or major renovations and/or change of use of the structure wherein the Zoning Administrator and Township Engineer reviews the plan for compliance in this ordinance.

3. The provisions of **Section 610 Greenspace Provisions** shall be amended as follows:

SECTION 610 GREENSPACE PROVISIONS

\* \* \* \* \*

2. **Planting Strip Requirements for Residential Cluster Developments.**  
(For purposes of this subsection, a "Residential Cluster Development" shall be defined as multi-family dwellings.)
- a. Landscaping along streets. A minimum twenty five (25) foot wide applied landscaping strip abutting all rights of way broken only by points of vehicular or pedestrian access shall be provided with a minimum of one (1) deciduous tree having a caliper of not less than two (2) inches balled, burlapped, and properly staked per forty (40) lineal feet of frontage. Trees shall be of the species and size to achieve a softening effect. The locations of the plantings along the streets can be varied pursuant to the development plan if approved by the Board of Supervisors provided encouraged which include but are not limited to trees, woody shrubs, perennials, and annuals.
  - b. Landscaping around site perimeter when abutting a non-residential district. A minimum ten (10) foot wide landscaping strip shall be provided around the perimeter of the site, except along the street, with one (1) deciduous tree having a caliper of not less than two (2) inches per thirty (30) lineal feet of perimeter or evergreen trees having a height of not less than six (6) feet spaced on twelve (12) foot centers. Trees shall be balled, burlapped, and properly staked. Trees shall be of the species and size to achieve a softening effect.
  - c. Landscaping around site perimeter when abutting a residential district or use. A minimum fifty (50) foot wide perimeter landscaping strip shall be provided around the perimeter of the site, except along streets, with one (1) deciduous tree having a caliper of not less than two (2) inches per thirty (30) lineal feet of perimeter or evergreen trees having a height of not less than six (6) feet spaced on twelve (12) foot centers. Trees shall be balled, burlapped and properly staked. Trees shall be of the species and size to achieve a complete visual screen within 3 years.
  - d. Landscaping around site perimeter when abutting a nonconforming residential use. A minimum twenty-five (25) foot wide perimeter landscaping strip shall be provided around the perimeter of the site, except along streets, with one (1) deciduous tree having a caliper of not less than two (2) inches per thirty (30) lineal feet of perimeter or evergreen trees having a height of not less than six (6) feet spaced on twelve (12) foot centers. Trees shall be balled, burlapped and properly staked. Trees shall be of the species and size to achieve a complete visual screen within 3 years.

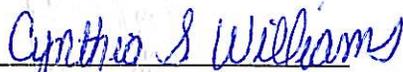
- e. Landscape creativity is encouraged and an alternative proposal that achieves a complete, or nearly complete, visual screen can be submitted for approval to the Board of Supervisors. Where mature existing vegetation occurs along the perimeter and no development is proposed within fifty (50) feet of the lot line, a twenty-five (25) foot wide preservation strip may be substituted.

**\*\*\*Former numbers 2-6 shall be re-numbered as 3-7.\*\*\***

4. This Ordinance supercedes any prior ordinance(s) in direct conflict with the provisions hereof.
5. Should any section of this Ordinance be deemed invalid, the remaining portions of the Ordinance shall still be effective.
6. This Ordinance shall become effective five (5) days after the date of adoption by the Board of Supervisors.

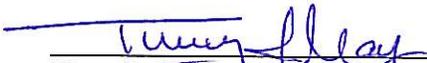
**ENACTED THIS 18th DAY OF SEPTEMBER, 2013, BY THE BOARD OF SUPERVISORS OF HARBORCREEK TOWNSHIP.**

**ATTEST:**

  
Asst. Secretary

**BOARD OF SUPERVISORS:**

  
Joseph D. Peck, Chairperson

  
Timothy J. May, Supervisor

  
Dean S. Pepicello, Supervisor

Duly advertised in the Erie Times News on September 9, 2013.