

Front Yard Setback	50 feet*
Side Yard Setback	25 feet
Rear Yard Setback	25 feet

*Front Yard Setback shall be measured from the street right-of-way line.

608.5 Parking and Loading – Areas for off-street parking and loading shall be provided to adequately serve the proposed use. Parking and loading areas shall be designed to provide safe and convenient traffic flow and shall have a durable and mud-free surface. Parking areas shall be separated from the public right-of-way and adjacent properties by a landscaped buffer area of not less than ten (10) feet in width. Residential land developments shall provide at least two (2) parking areas per dwelling unit.

608.6 Sidewalks – The Township may require that sidewalks be provided for pedestrian access from parking areas to the proposed use. Said sidewalks shall be of such design and construction prescribed by the Township Engineer as best suited for the particular land development proposed.

609 Multi-Family Dwellings

609.1 Administration – Preliminary approval of the site plan must be obtained for the entire proposed multiple dwelling development. Final approval may be obtained section by section, but such development sections shall be specified on the preliminary plan and must be numbered in the proposed order that they are to be developed. Such order of development must be adhered to, and if changes are desired, revised plans must be submitted, reviewed, and approved.

No person shall sell, transfer, lease, or agree or enter into an agreement to sell or lease any land and/or buildings or interests in the individual dwelling units to be created until Final Plan approval has been granted and the Plan has been recorded in the Office of the County Recorder of Deeds.

609.2 Parcel Size and Density

All land proposed for a particular multi-family dwelling project shall be part of the same parcel and contiguous. The following minimum parcel sizes and dwelling unit densities shall apply:

<u>Multi-family Dwelling Type</u>	<u>Minimum Parcel Size (acres)</u>	<u>Density Units per acre</u>
Townhouses	5	2.5
Garden Apartments	5	2.5
Apartment Building	3	2.5

The total number of dwelling units permitted shall be calculated after deducting the following areas:

- A. Land contained within public rights-of-way
- B. Land contained within the rights-of-way of existing or proposed private streets and parking areas. Where formal rights-of-way are not involved the width of all streets shall be assumed as fifty (50) feet;
- C. Land contained within the boundaries of easements previously granted to public utility corporations providing electric or telephone service, and any petroleum products pipeline rights-of-way;
- D. The area of water bodies including lakes, ponds, and streams (measured to the normal high water mark on each side); wetlands; quarries; areas with slope of twenty-five (25) percent or greater, and area used for improvements; from the total area of the project parcel (including all areas to be

devoted to open space) and multiplying the remainder by the applicable density. (Fractions shall be rounded to the nearest whole number; 0.5 and above rounded to next highest number.)

609.3 Buildings

- A. The number of dwelling units in a multi-family dwelling building shall not exceed:
 - 1. ten units for townhouses
 - 2. ten units for garden apartments
 - 3. fifteen units for apartment buildings
- B. All multi-family buildings shall have the final approval pursuant to the Pennsylvania Uniform Construction Code as administered by the Pennsylvania Department of Labor and Industry, and/or Greene Township prior to the issuance of a certificate of use by the Township.

609.4 Setbacks

- A. No structure shall be constructed within fifty (50) feet of any access road to or through the development or within ten (10) feet of any parking area
- B. All multi-family buildings shall be separated by a distance at least equal to the height of the highest adjoining structure
- C. All multi-family structures shall be a minimum of twenty five (25) feet from any exterior property lines and fifty (50) feet from any public right-of-way
- D. Where a property line is not wooded, a planting strip of twenty five (25) feet in width shall be required to buffer adjoining property owners and ensure privacy. The planting strip shall be included in the landscaping plan required in Section 415.10
- E. There shall be twenty-five (25) foot setback of all buildings and project improvements from the property lines of any adjacent parcels. Project improvements include buildings, streets, parking areas, lighting, stormwater management facilities, sewage treatment facilities, effluent disposal areas, signs and recreational facilities.

609.5 Open Space

- A. All areas of a multi-family development not occupied by buildings and required or proposed improvements shall remain as permanent open space to be used for the benefit and enjoyment of the residents of the particular units being proposed. Land designated as open space shall be maintained as open space and may not be separately sold, used to meet open space requirements for other developments, subdivided or developed or dedicated to any other use.
- B. Open space shall be maintained so that its use and enjoyment as open space is not diminished or destroyed. Open space shall be preserved and maintained by either one or both of the following mechanisms:
 - 1. Dedication to a property owners association which assumes full responsibility for maintenance of the open space

2. Deed-restricted private ownership which shall prevent development of the open space, provide for its maintenance, and protect the rights of owners or occupants of the dwelling units of the particular project to use and enjoy, in perpetuity, such open space.

609.6 Water and Sewage

All multi-family developments shall be served with central sewage disposal facilities and central water supplies in accord with Section 607 of this Ordinance. Effluent disposal areas shall not be placed upon individual lots and shall be a minimum of twenty-five (25) feet from any public road right-of-way or exterior development property line. If sub-surface disposal is proposed, a reserve area suitable for a replacement disposal area equal in size to the required area shall be provided and so identified on the plan.

609.7 Access and Circulation

- A. Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants.
- B. Access and circulation for fire trucks and other emergency equipment, moving vans, fuel trucks, garbage and trash collection, deliveries, and snow removal shall be planned for efficient operation and convenience.
- C. Walking distance from the main entrance of building to a street, driveway or parking area shall usually be less than one hundred (100) feet; exception to this standard should be reasonably justified by compensating advantages such as desirable views and site preservation through adaptation to topography. In no case shall the distance exceed two hundred fifty (250) feet.

609.8 Streets and Parking

- A. No multi-family development shall be served by more than one entrance and one exit from any public highway, unless topographic or other physical circumstances dictate the use of more than one access for safety reasons. Such entrance and exit shall be well defined by curbing, fencing, landscaping, or other means to prevent vehicular access by any means other than the defined entrance and exit.
- B. In addition to the two (2) parking spaces per unit there shall also be provided for every two (2) units intended for rental or other transient occupancy, one additional space to accommodate parking needs during sales and other peak visitation periods. No more than sixty (60) parking spaces shall be provided in one lot, nor more than fifteen (15) in a continuous row without being separated by landscaping. All off-street parking shall be adequately lighted and so designed as to direct light away from residences. No parking space shall be designed such that a vehicle would back or drive onto a through road, and a defined entrance and exit shall be provided for each parking area.
- C. All streets and parking areas proposed as part of the development shall comply with the design standards for minor streets pursuant to Section 603 of this Ordinance. Any access way or road serving more than three (3) dwelling units shall be considered a road. If paving is planned by the developer, the completed base of all streets (to the width of the cartway), parking areas, and driveways shall be topped with a base course of ID2 bituminous material meeting the Pennsylvania Department of Transportation, Form 408 specifications to a depth of one and one half (1 ½) inches. A final wearing course of ID2 bituminous material meeting Form 408 specifications to a compacted depth of one (1) inch shall then be applied to all streets (to the width of the travelway), parking areas and

driveways. Shoulders shall be Type Seven as set forth in Form 408. Parking areas and driveways shall be designed to provide adequate drainage.

609.9 Grading

- A. Grading shall be designed for buildings, lawns, paved areas, and other facilities, to assure adequate surface drainage, safe and convenient access to and around the buildings, and for the screening of parking and other service areas, and conservation of desirable existing vegetation and natural ground forms.
- B. Grading around buildings shall be designed to be in harmony with natural topography.

609.10 Landscaping

A landscaping plan for the proposed multi-family project shall be prepared by the developer for review and approval by the Township. Landscaping shall be considered an improvement for the purposes of regulation by the Township Subdivision and Land Development Ordinance. The landscaping plan shall include the overall design of the landscaping proposed, the type and size of vegetation to be utilized, and details of installation.

Landscaping shall be installed to the following minimum standards:

- A. All disturbed areas of the site shall be included in the landscaping plan, and those areas immediately adjacent to buildings and walkways shall be given extra consideration.
- B. Adequate pedestrian walkways shall be provided for access from parking areas and to common use areas and shall be an integral part of the landscaping; and shall be consistent with the architectural type of the project and shall be a minimum of four (4) feet in width.
- C. Plants shall be of a type, which are proven successful in Greene Township's climate.
- D. Where landscaping is required to serve as a buffer (e.g. between the project and adjoining properties or between buildings and parking areas) the plants used shall be of the evergreen type and of adequate size to provide an effective buffer within a reasonable number of years.
- E. The variety of landscape materials shall be consistent with building architecture and the surrounding area and plant type shall be appropriate for the size and location of the space it is to occupy.
- F. All unusable areas in and around parking areas shall be landscaped.
- G. Attractive natural features of the site, including mature trees, shall be preserved to the greatest extent possible.
- H. Plastic landscape materials shall not be used.
- I. All trees to be planted shall have a trunk diameter of at least three-quarters (3/4) inch as measured one (1) foot above the ground, (fifteen gallon minimum size container).
- J. Ground cover shall be spaced to allow for complete fill-in within one (1) year of the date of planting.

- K. All shrubs not used for ground cover shall be at least five (5) gallons in size.
- L. Adequate soil preparation in accord with accepted landscape industry practices shall be required.
- M. All landscaping shall be maintained in good growing condition by the developer or the homeowners association.

609.11 Refuse Collection Stations

Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided. Collection stations shall be adequately separated from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents, and shall be screened and landscaped; and shall, in all respects, comply with the Greene Township Solid Waste Management Ordinance, #51 of 1990.

609.12 Non-Residential Use

Non-residential uses shall not be permitted in a multi-family development. Such ancillary facilities as laundry areas, service buildings, recreational facilities, or similar uses for the sole use of the residents of the project shall be permitted.

609.13 Conversions of Existing Structures

Conversions of motels, hotels, or other existing structures to multi-family dwelling use, regardless of whether such conversions involve structural alteration, shall be considered land developments and shall be subject to the provisions of this Ordinance. If the proposed project does involve structural alterations, the Preliminary Plan shall include a certification of a registered architect or engineer that the existing building is structurally sound and that the proposed conversion will not impair structural soundness.

610 Cluster Residential Development

Cluster residential development is permitted for single-family residential subdivisions, and in addition to all other applicable standards of this Ordinance, the following standards shall apply:

610.1 Minimum Size

A minimum parcel size of ten (10) acres shall be required and all lands, including open space, proposed for a cluster development shall be contiguous.

610.2 Individual Lots, Density and Bonus

Individual building lots may be reduced to a size of ten thousand (10,000) square feet. The total number of units permitted on the project parcel shall be determined by deducting the following areas from the total area (including open space areas) of the project parcel:

- A. Land contained within public rights-of-way
- B. Land contained within the rights-of-way of existing or proposed private streets, where formal rights-of-way are not involved the width of the street shall be assumed as fifty (50) feet.
- C. Land contained within the boundaries of easements previously granted to public utility corporations providing electric or telephone service

- D. The area of water bodies including lakes, ponds, and streams (measured to the normal high water mark on each side); wetlands; quarries; areas with slope in excess of twenty-four (24) percent or greater; and areas used for improvements, and then dividing the remaining area by 20,000 square feet per unit

610.3 Open Space

All areas of a cluster development not conveyed to individual lot owners and not occupied by required or proposed development improvements shall be dedicated in perpetuity as permanent open space to be used for the sole benefit and enjoyment of the residents of the development. A minimum of twenty-five (25) percent of the gross area of the project parcel shall remain as open space. Open space areas shall not be part of the project parcel, and shall be contiguous, and shall be maintained as open space, and may not be separately sold, subdivided, developed, or used to meet open space requirements for other developments. At least fifty percent (50%) of the open space shall be usable for active recreation purposes and shall not include wetlands, quarries, slopes in excess of twenty-four (24) percent or otherwise unusable areas.

Open space areas shall be dedicated and preserved as follows:

- A. Ownership by a property owners association which assumes full responsibility for maintenance of the open space; and/or
- B. Deed-restricted private ownership which shall prevent development of the open space, provide for its maintenance and protect the rights of owners and occupants of dwelling units to use and enjoy, in perpetuity, said open space.

610.4 Bulk Requirements

Bulk requirements shall be as follows:

Minimum average lot width		85 feet
Minimum average lot depth		150 feet
Maximum lot coverage	35 %	
Minimum setbacks:		
Front		25 feet
Rear		15 feet
Side		15 feet

610.5 Water Supply

The cluster development shall be served by an off-site water supply system in accord with Section 607.3 of this Ordinance. Such water supply if developed on the same project parcel shall not be located on any individual residential lot.

610.6 Sewage Disposal

The cluster development shall be served by an off-site disposal system. Effluent disposal areas shall not be placed on individual lots and shall not be less than twenty-five (25) feet from any public road right-of-way or any exterior property line. A reserve area suitable for a replacement absorption area equal in size to the required area shall be provided and shall be identified on the plan.

610.7 Access

The development shall be served by only one access to any public highway, unless topography or other physical features dictate the use of more than one access for safety reasons.

610.8 Lot Access

Access for individual building lots shall be provided by development roads only and no individual driveways shall be permitted to encroach upon any public road right-of-way.

610.9 Buffer

A buffer area of ten (10) feet shall be provided between individual building lots and exterior property lines and/or any public road right-of-way.

610.10 Accessory Structures

Setbacks for accessory structures shall meet the setbacks for principal structures.

611 Public Sites and Open Spaces

In subdivisions of 25 lots or more, not less than 5% of the gross area of the entire tract, exclusive of lakes or ponds, shall be reserved for common recreational use of the residents of that subdivision or the general community.

The following and similar facilities meet this requirement: swimming pools, tennis courts, riding and cycling paths, playgrounds, community centers, and open areas in general. Areas designated for play lots, parks, and other outdoor recreational facilities shall have such size, shape, and other physical characteristics as to be free of health and safety hazards and be suitable for the designated use.

Land having a slope of seventeen (17) percent or more shall not be included in computing the total area reserved for common recreational use; and fifty (50) percent of the open space shall not exceed a slope of ten (10) percent. Sites so dedicated shall not be deemed to be accepted by the Township unless and until the Township has formally accepted them. This requirement may be waived where the subdivision is within one quarter mile of a public recreation area.

612 Wireless Telecommunications Towers and Antennas

Submissions for Telecommunications Towers and Antennas must comply with the Commercial Land Development Section(s) and requirements of this Ordinance, as well as with the requirements of the Communications Towers Ordinance of the Township, when such ordinance is enacted.