

ARTICLE V

SUPPLEMENTARY LAND DEVELOPMENT REQUIREMENTS

SECTION 501: General Requirements

In accordance with the definition in this Ordinance, according to the Pennsylvania Municipalities Planning Code (MPC), Land Development may include various types of development and subdivision of land. It is recognized by the Township of Jackson that certain types of Land Development may have needs and requirements unmet by the Township of Jackson Zoning Ordinance and these articles alone. This Article provides such supplementary standards for various forms of residential and non-residential development. It is the intent of this Article to supplement and not replace any of the standards and requirements identified in this Ordinance.

SECTION 502: Submission Review Procedures

The submission and review procedures contained in Article II shall be required for all Land Development proposals. In addition, the following shall be required for all proposals for Residential, Commercial, and Industrial Land Developments:

1. Analysis of the location of the land development and its impact upon neighboring parcels
2. A traffic study analyzing the capacity of area streets, roads, and intersections abutting the development, as determined by the Township of Jackson. The study shall include at a minimum an analysis of the system before development, at each phase of development (if applicable), and at full build-out. The study shall include an analysis of capacities, levels of service, turning movements, points of ingress and egress, conflict points and improvements required to maintain acceptable levels of service.
3. A landscape plan for the site prepared by a landscape design or site planning professional. Included shall be the location and size of buffers, the type and height of screening, trees, etc.
4. A water and sewer report of the proposed development. The report shall include at a minimum an analysis of the proposed manner in which the water and sewer needs of a development/subdivision will be met, including methods of transmission/collection, treatment methods, capacities, service area, improvements required to maintain acceptable levels of service, and phased construction schedule/plan shall be included if required for the development subdivision.

5. Proposed buildings indicating footprint, ground floor elevations, ground floor area, gross floor area and building height listed.
6. Proposed pedestrian and bike circulation systems including details of construction.
7. Provisions for screening outdoor storage facilities including bulk trash containers and material storage.
8. Proposed parking areas indicating handicap stalls, parking stalls, signage, loading areas, fire lanes and driveways, channelization, with dimensional information, and details of pavement construction.
9. Outdoor lighting indicating type of fixtures and mountings including the impact on surrounding properties.
10. Grading plans with proposed contours and spot elevations to depict accurately all changes to the topography proposed within the site.
11. Location and details of soil erosion and sedimentation controls.
12. Stormwater Management compliance.
13. If development proposes access to a state highway, the following shall be placed on plans: "A Highway Occupancy permit issued by the Pennsylvania Department of Transportation is required pursuant Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law". Access to the State Highway shall be only as authorized by a Highway Occupancy Permit. If development proposes access to a Township road, a driveway permit is required to be obtained from the Township of Jackson and a note stating the same shall be placed on the plans.
14. Profile and detail of "typical" driveway showing materials, profile, elevation, and connection with public street.
15. Must comply with requirements of the Township Flood Plain Ordinance.

SECTION 503: Classification of Land Developments

For the purpose of this Ordinance, land developments are classified as Residential and Non-residential. All developments which are not purely residential in nature shall be considered to be non-residential.

1. Non-residential land developments shall be classified as commercial land developments or industrial land developments. In the event that a particular type of land development is not readily capable of being classified, the Township of

Jackson shall designate the classification which, in its discretion, most closely approximates the development being contemplated.

2. Innovations in residential, commercial, and industrial land development shall be encouraged so that the needs of the public may be met by:
 1. Greater variety in development type.
 2. Conserving open space and being more efficient in the use of land.
 3. Accommodating changes in the technology of land development so that the resulting economies may benefit both private and public interests.
 4. Encouraging the building of new neighborhoods which incorporate the best features of contemporary and traditional neighborhood design.

SECTION 504: Residential Land Developments

Section 504.1 General Description

Residential land developments are those developments in which the principal proposed use is residential, although accessory non-residential uses may be permitted. The residential land development may consist entirely of single family residential lots, or may be any combination of single family lots, two family residences, or other types of multiple dwelling units intended to be leased or sold, and where lease or sale agreements transfer the building or dwelling unit and private interests in all or a portion of the land.

Section 504.2 Multi-Unit Housing Developments

1. All proposed submissions for multi unit housing developments shall contain the following:
 - a. The land development plan shall contain the location and configuration of all proposed elements specified in Section 211 and any other significant planned facilities.
 - b. A description of the type of multi-unit housing proposed indicating the total number of dwelling units per structure, shall be included as part of the Land Development Plan.
 - c. A maintenance plan of all facilities which are shared by residents within the proposed development shall be included. If it is proposed to subdivide and convey individual dwelling units within a single structure, an agreement which assigns maintenance responsibility for commonly used

facilities shall be recorded with the plan and referenced in the deed to each property.

2. All streets and access drives shall be designed and constructed in accordance with Article II of this Ordinance.
3. Where the developer proposes to subdivide and convey individual units within a single structure, the proposed subdivision plan and development plan shall include an exact description of the area or areas, and an exact description of the dwelling unit or units to be conveyed.
4. The minimum space between buildings shall be not less than 20 feet.
5. A minimum of 500 square feet of useable open space, exclusive of streets, parking areas, structures and service areas may be required by the Township each dwelling unit within multi-unit housing developments.
6. Parking spaces provided for each dwelling unit structure shall be provided in convenient proximity to the structure.

Section 504.3 Cluster Housing Developments

1. The purpose of the following standards and requirements is to permit the clustering of detached, semi-detached, and attached structures on reduced sized lots with common open space. This type of development should be designed to achieve the following:
 - a. Site planning in which houses are grouped together as a cluster and each cluster serves as a module which is set off from others like it by an intervening space that helps give visual definition.
 - b. The preservation and utilization of unusual and important physical features of undeveloped land that is held for the common open space and recreational enjoyment of adjacent residences or the municipality at large.
 - c. More efficient use of the land.
2. Plans for proposed cluster housing developments shall include a minimum size tract of 1 acre. The maximum allowable total number of lots would be that permitted by the Township of Jackson Zoning Ordinance.
3. A minimum of 40% of the development tract area shall be allocated to and shall remain common open space. Common open space shall include areas of the land and water, but shall not include roads, parking areas, structures or service lanes. The developer shall submit with the land development plan a proposal which provides for the maintenance responsibility for the open space shall be

recorded with the final plan and referenced in the deeds of each lot within the development. The Township of Jackson will not assume any ownership or maintenance responsibilities for any proposed common open space.

4. No structure shall be located within 20 feet of any other structure or within 25 feet of the right-of-way line of any street.
5. All cluster housing developments shall conform to the Township of Jackson Zoning Ordinance.
6. Access to and within cluster housing developments shall be provided in accordance with the requirements of this Ordinance and as more fully described in Article II of this Ordinance.

Section 504.4 Definitions

The following definitions pertain to this article and have the following meaning:

Dwelling - Any structure designed exclusively for human habitation.

Detached Dwelling - A freestanding structure consisting of a single dwelling unit.

Semi-Detached Dwelling - A single dwelling unit attached to another single dwelling unit by a common vertical wall.

Attached Dwelling - A single dwelling unit with three or more units each attached by common vertical walls.

Multi-Unit Dwelling - A structure consisting of 3 or more dwelling units such as apartment buildings.

Density - The number of dwelling units permitted to be constructed or situated on a specific tract of land.

Section 504.6 Procedures

The applicant shall apply for a residential land development plan in the same manner and terms as outlined in Article II, Major Subdivisions.

SECTION 505: Commercial Land Development

Section 505.1 Standards

Commercial development plans for those concerns engaged in the buying and selling of goods, services or a combination of goods and services, including, but not limited to,

shopping centers, retail stores, motels, restaurants and office buildings shall comply with the following additional standards and provisions of this Ordinance.

Section 505.2 Procedures

The applicant shall apply for a commercial land development plan in the same manner and terms as outlined in Article II, Major Subdivisions.

Section 505.3 Applicability

The following criteria shall be utilized to determine the applicability of whether or not a given land development shall be considered to constitute a commercial land development.

1. Small storage sheds not being used and not envisioned to be used by customers shall be exempt and the erection thereof shall not constitute commercial land development.
2. In the case of an existing commercial building to which there is a proposed expansion, such an expansion shall not be considered commercial land development if all three (3) of the following criteria are met:
 - a. The proposed expansion is less than twenty-five percent (25%) of the square footage of the existing building;
 - b. The proposed expansion is less than fifteen hundred (1,500) square feet, and;
 - c. This is the first and only expansion of the said commercial building since the enactment of the Subdivision and Land Development Ordinance of 2007.
3. In all land developments, the following information shall be supplied to the Township of Jackson in order that a proper determination can be made.
 - a. Sketch plan showing square footage of existing building and square footage of proposed addition.
 - b. Location of the land development, purpose, use, copy of building permit and an indication from the Township of Jackson indicating compliance with applicable Township of Jackson Ordinances, sewage requirements, etc.
 - c. Affidavit prepared by applicant stating that all of the requirements for exemption have been met and that the information is true and correct.
 - d. Review fee as appropriate.

Section 505.4 General Design

The layout within commercial development areas shall be designed in accordance with Township of Jackson Zoning Ordinance and with consideration of site conditions to ensure:

1. Desirable land utilization.
2. Convenient and safe traffic circulation and parking.
3. Provision for adequate service, delivery, and pickup.
4. Design and layout coordinated with adjacent parcels of land and their circulation systems.

Section 505.5 Circulation

1. Access to public streets shall be limited to well-defined entrance and exit lanes.
2. Painted lines, arrows and dividers shall be provided to control circulation and parking.
3. Customer parking and circulation shall be separated from delivery service drives and unloading areas.

Section 505.6 Parking Area Requirements

1. The parking requirements of the Township of Jackson Zoning Ordinance for Commercial and Industrial uses shall be met.
2. A parking plan shall be prepared and submitted as part of the plan requirements.
3. The parking plan shall include the following:
 - a. Where possible, parking isles shall be designed at right angles to any store, rather than parallel, for better accessibility for pedestrians.
 - b. Parking areas shall be set back from street right-of-way lines and property boundaries at a minimum distance of fifteen feet (15'); and
 - c. The setback area between parking areas and street right-of-way lines and property lines shall be maintained as a planting area, a no pave zone.
 - d. All parking areas and their service drives and exit and entrance lanes shall be graded paved with suitable base and all-weather hard surface material, such as black top or concrete.

SECTION 506: Industrial Land Development

Section 506.1 Site Standards

1. The site shall be served with the necessary utilities of water and sanitary sewer.
2. Adequate storm drainage facilities shall be provided according to the Township of Jackson storm water requirements.

Section 506.2 General Design

The layout within industrial development areas shall be designed in accordance with the Township of Jackson Zoning Ordinance and with consideration of site conditions to ensure:

1. Desirable land utilization.
2. Convenient and safe traffic circulation and parking.
3. Provision for adequate service, delivery, and pickup.
4. Design and layout coordinated with adjacent parcels of land and their circulation systems.

Section 506.3 Circulation

1. Access to public streets shall be limited to well-defined entrance and exit lanes.
2. Painted lines, arrows and dividers shall be provided to control circulation and parking.
3. Customer parking and circulation shall be separated from delivery service drives and unloading areas.

Section 506.4 Parking Area Requirements

1. The parking requirements of the Township of Jackson Zoning Ordinance for Commercial and Industrial uses shall be met.
2. A parking plan shall be prepared and submitted as part of the plan requirements.
3. The parking plan shall include the following:
 - a. Where possible, parking isles shall be designed at right angles to any store, rather than parallel, for better accessibility for pedestrians.

- b. Parking areas shall be set back from street right-of-way lines and property boundaries at a minimum distance of fifteen feet (15').
- c. Parking areas should be located at the side or rear of the property leaving the area abutting the street for lawn and landscaping.
- d. The setback area between parking areas and street right-of-way lines and property lines shall be maintained as a planting area, a no pave zone.
- e. All parking areas and their service drives and exit and entrance lanes shall be graded paved with suitable base and all-weather hard surface material, such as black top or concrete.

Section 506.5 Landscaping

Screen planting shall be required when any industrial development abuts residential property. Screen planting shall consist of trees or shrubs at least six feet (6') in height and planted in such a manner as to visually separate the two (2) properties. The planting strip shall be a minimum of 10 feet wide.

