



Table of Contents

Appendix A- MPC Compliance Matrix	3
Appendix B- Public Engagement Survey Results	7
Appendix C- Today Report	47
Appendix D- Future Character Area Definitions and Municipality Maps	121
Appendix E- <i>Mifflin Moves!</i>	145
Appendix F- Model SALDO	. 16





MPC Compliance Matrix

MPC Requirement	MPC Section	Where Addressed in the Comprehensive Plan
A statement of community development objectives	Section 301.a.1	The "Critical Issues" section in the plan identifies housing as out of reach for many residents of Mifflin County. "The 'Five Connections' – Plan Goals" section of the plan states that, "The County will incentivize the creation of new housing for seniors, young families, and the local workforce through regional land use planning, incentivizing redevelopment, and developing partnerships to meet local housing needs." There are three action strategies that directly relate to this goal. The plan also includes Future Character Area Mapping with descriptions of each Future Character Area, providing insight into existing conditions and the types of development that may occur over the next 10 years. The Future Character Area Map also identifies Enterprise areas for economic investment. See Appendix C for in-depth Future Character Area descriptions and definitions.
A plan for Land Use	Section 301.a.2	The "Future Character Area Mapping" section of the plan outlines the current land uses throughout the county as well as the types of development and economic investment that may occur throughout the county over the decade. This section also designates areas for preservation and conservation. See Appendix C for in-depth Future Character Area descriptions and definitions.
A plan to meet housing needs	Section 301.a.2.1	The "Critical Issues" section in the plan identifies housing as out of reach for many residents of Mifflin County. "The 'Five Connections' – Plan Goals" section of the plan states that, "The County will incentivize the creation of new housing for seniors, young families, and the local workforce through regional land use planning, incentivizing redevelopment, and developing

		partnerships to meet local housing needs." There are three action strategies that directly relate to this goal. The Today Report (See Appendix A) also outlines the existing conditions of housing in Mifflin County.
A plan for the movement of people and goods	Section 301.a.3	The Today Report (See Appendix A) outlines existing infrastructure for roadways, transit, bicycle and pedestrian mobility, freight, and aviation. The Today Report also includes traffic trends, safety concerns, and traffic hotspots. <i>Mifflin Moves!</i> , the County's active transportation plan, can be found in Appendix D.
A plan for community facilities	Section 301.a.4	Connection number five, "Residents are connected to the County's abundant natural resources," plans for investment in trails and other community infrastructure. This connection relates back to the critical issue, "Our natural resources are not accessible to everyone." Lack of developed infrastructure was named as a large contributor to this issue. The "Action Strategies" identifies needed improvements to facilities, such as restrooms, parking lots, and local parks as a key strategy to accomplishing this goal. The Today Report (See Appendix A) lists all of the historical markers, state-owned recreation facilities, county and municipal parks, schools, and notable recreation programs in the County.
A statement of interrelationship among various plan components	Section 301.a.4.1	The "Statement of Interrelationships" at the beginning of the plan outlines the compliance of this plan with various plan components.

Discussion of short-and long-term implementation strategies	Section 301.a.4.2	The "Action Strategies" table lists all of the action strategies, how to relate to the plan goals, the organization responsible for initiating the action item, and the implementation time frame.
Statement that existing and proposed development is compatible with existing/proposed development in adjacent communities	Section 301.a.5	There is a Statement of Consistency with Surrounding Communities at the beginning of the plan.
Plan for protection of natural and historic resources	Section 301.a.6	The Future Character Area Mapping section identifies areas for rural/agricultural and natural resource preservation. Additionally, the Today Report (See Appendix A) outlines all of the existing preservation areas, state parks, and historic sites.
Plan for reliable supply of water. It shall also contain a statement recognizing that: Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities).	Section 301.b	There is a statement of consistency with the state water plan at the beginning of the plan. Additionally, the Today Report (See Appendix A) goes over the County's utilities including public sewer service, stormwater management (Act 167), planning and regulation, public and private water systems, and existing recommendations.
The municipal, multimunicipal or county comprehensive plan may identify those areas where growth and development will occur.	Section 301.d	The Future Character Area Map designates regions that are expected to experience growth or development over the decade. See Appendix C for in-depth Future Character Area descriptions and definitions.



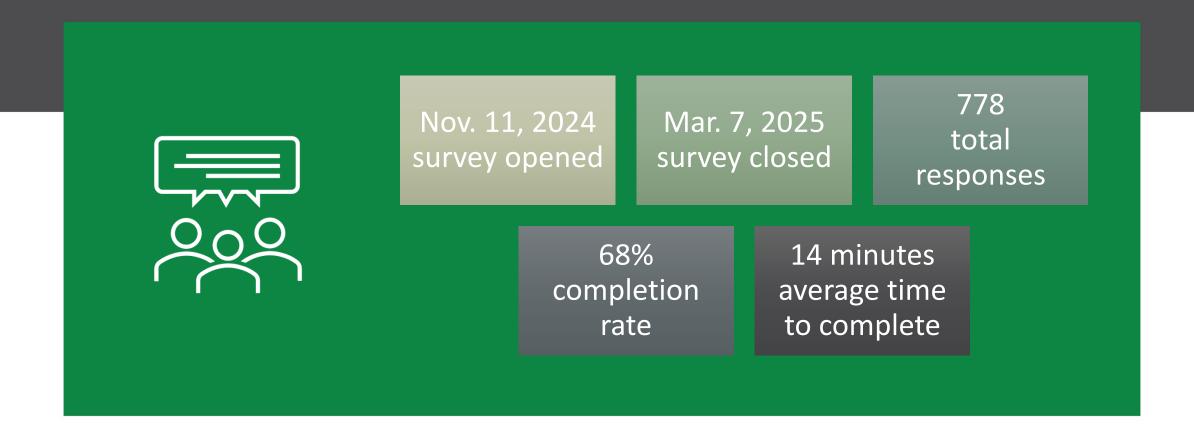


Mifflin County Comprehensive Plan

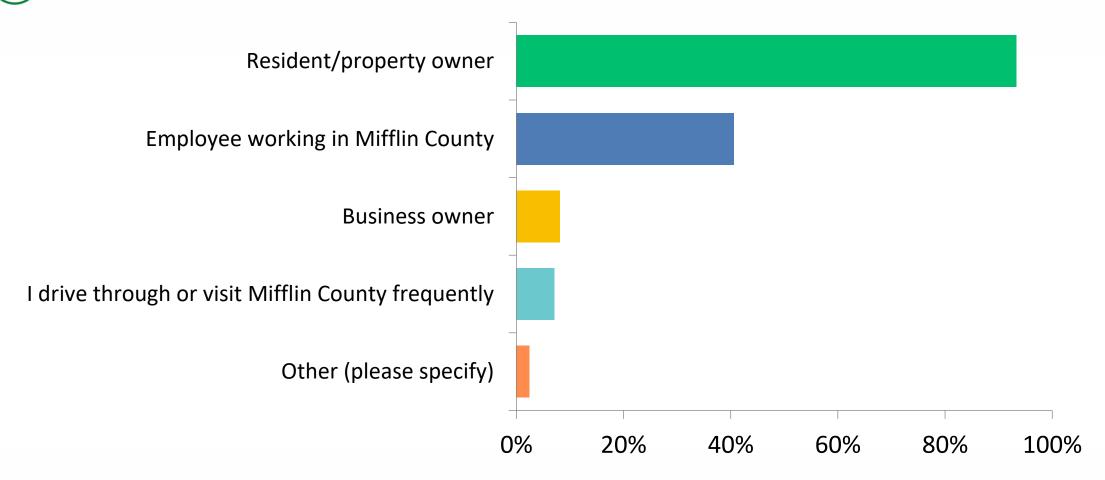
Survey Results



Survey Overview

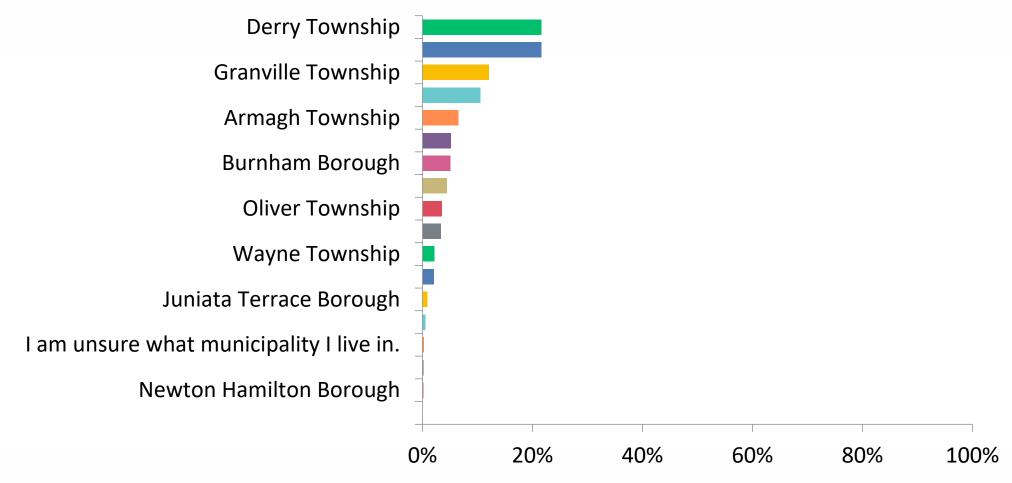


Q1: Which of following describes your relationship to Mifflin County? (check all that apply)

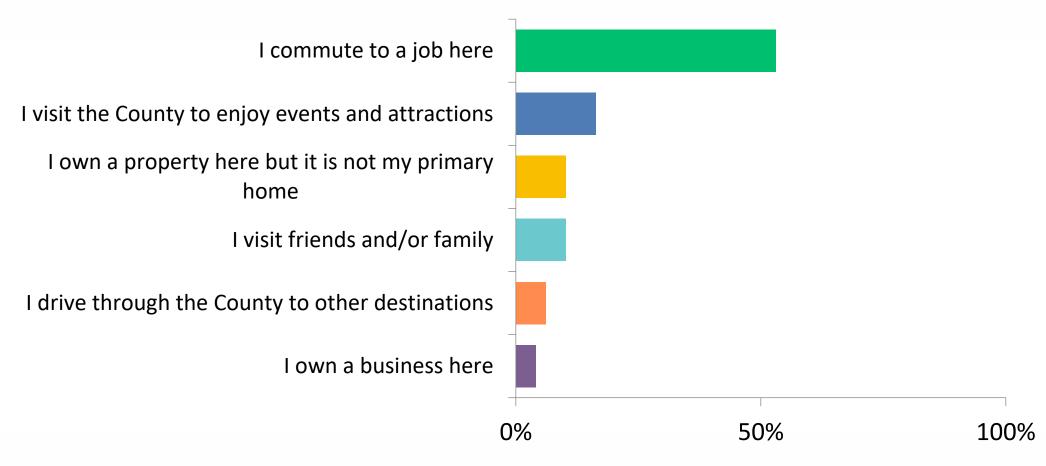




Q2: Where do you live?

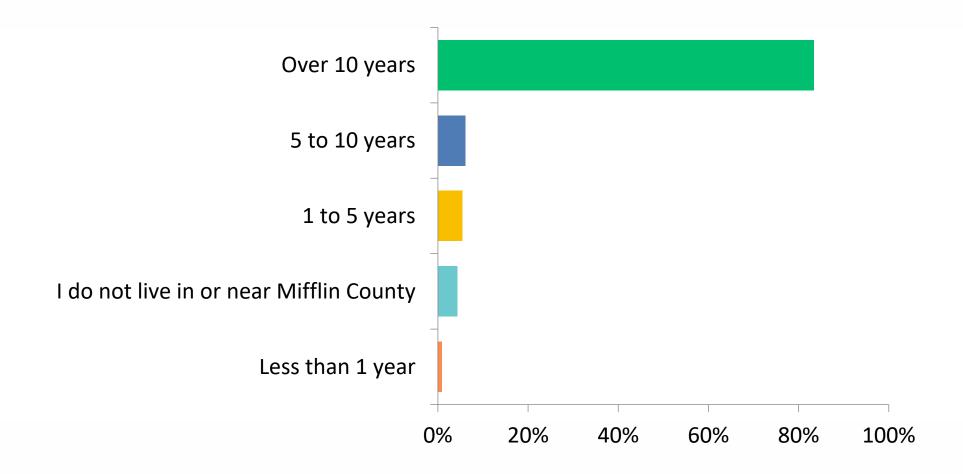


Q3: If you don't live in Mifflin County, what is your relationship with the County?



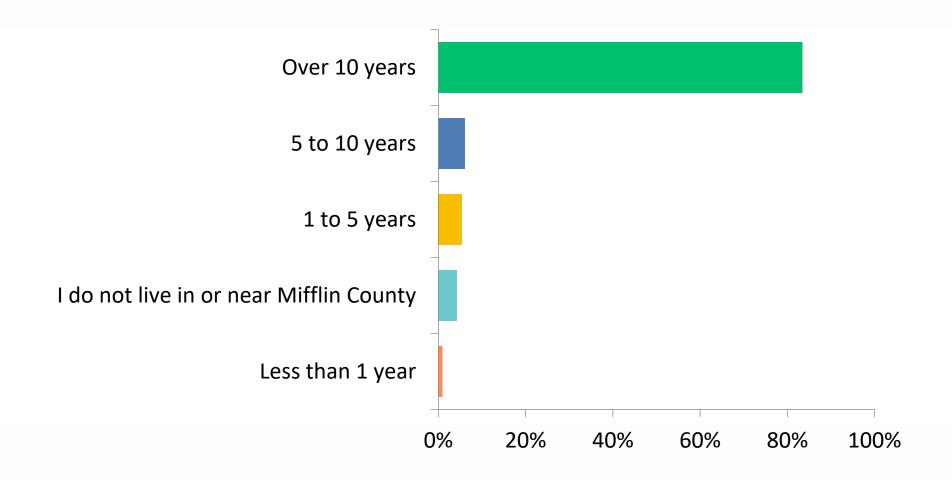


Q4: How long have you lived in Mifflin County?

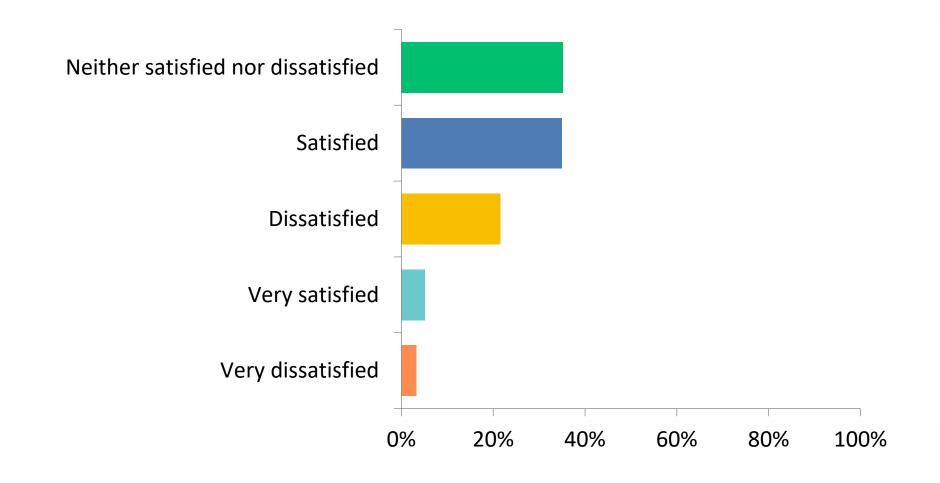




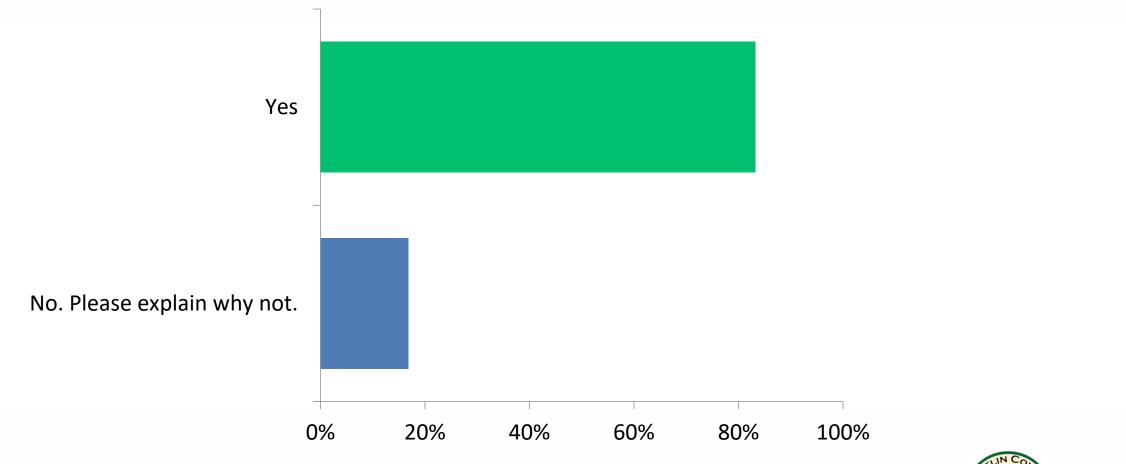
Q5: How does the quality of life in the County today compare to ten years ago, or since you moved to the community if less than ten years?



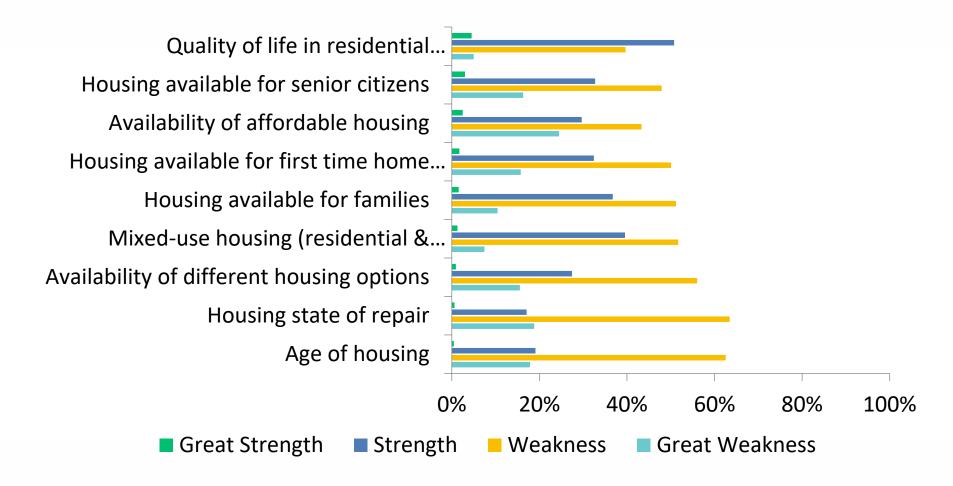
Q6: Are you satisfied with the overall quality of life in Mifflin County?



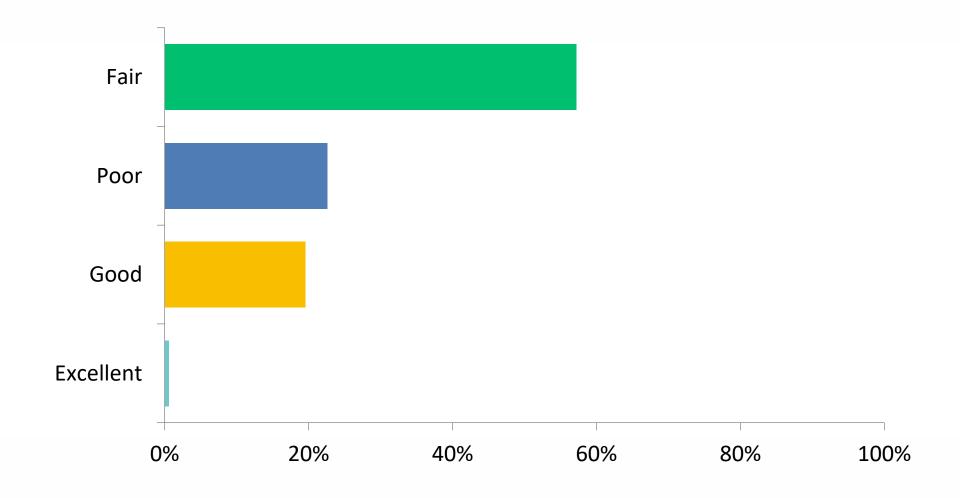
Q7: In the next 5 to 10 years do you anticipate living in Mifflin County?



Q8: Think about the existing household and residential neighborhoods in the County and identify if each of the following is a strength or weakness for the County today.

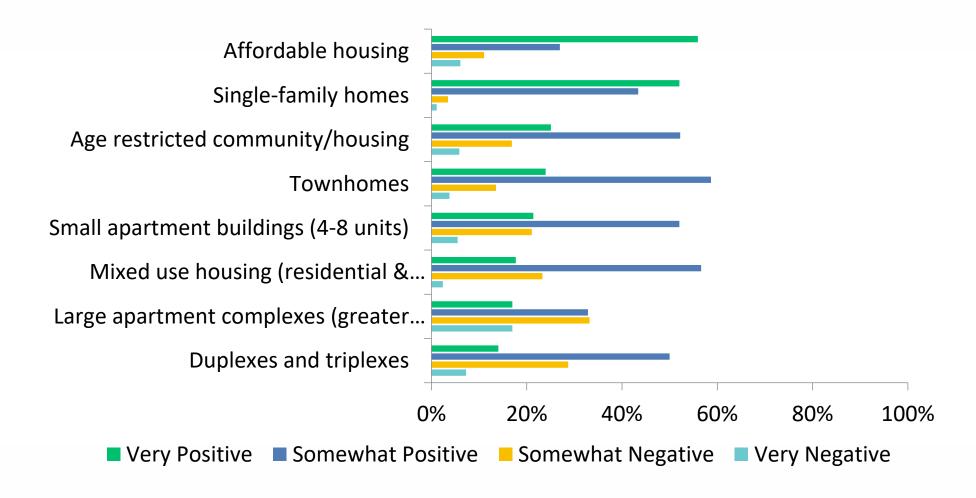


Q9: What is the overall quality of existing housing? (appearance, cost, property maintenance)





Q10: What kind of impact would each of the following types of new residential development have on the community?





Q12: As the County continues to change, how would you like to see land used? (Rank the following in order of preference from 1 to 7. Number 1 being your preferred choice.)



Places for Business & Industry - Land for business to relocate and expand...

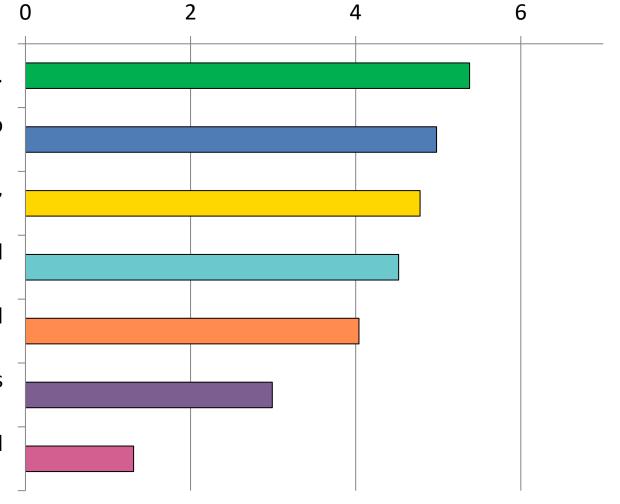
Places to Shop & Eat – More places to buy food, clothes, supplies...

Farms & Agriculture – Maintaining working farms and agricultural lands...

Open Space & Recreation – Access to parks, recreation and sports fields...

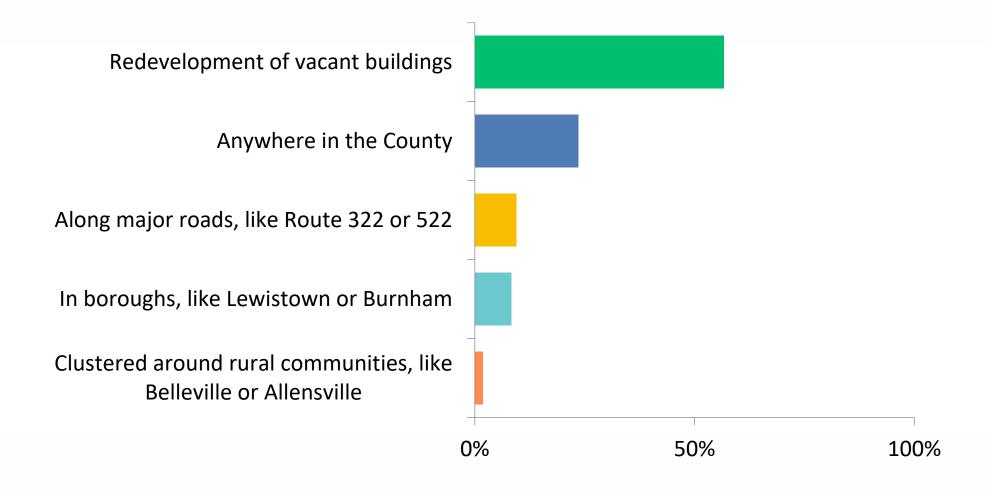
Community Facilities & Public Safety – Add facilities providing community services, like libraries...

No additional growth - Maintain existing development and discourage new development.



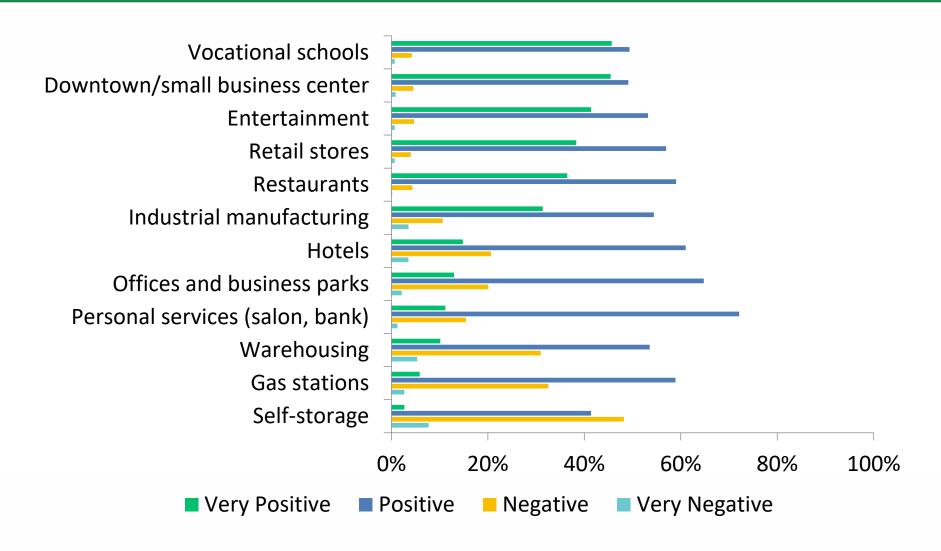


Q13: Where would you like to see new land use development occur?

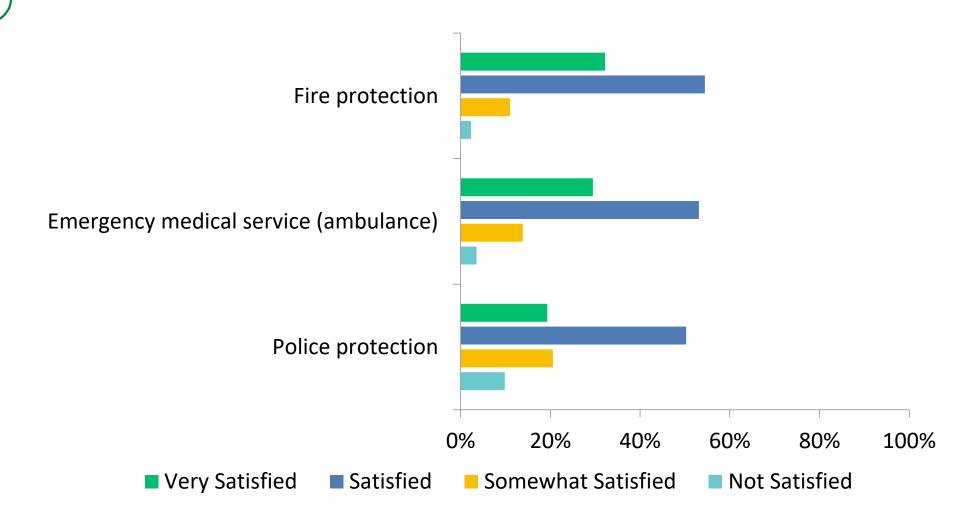




Q15: What kind of impact would each of the following types of development have on the County?

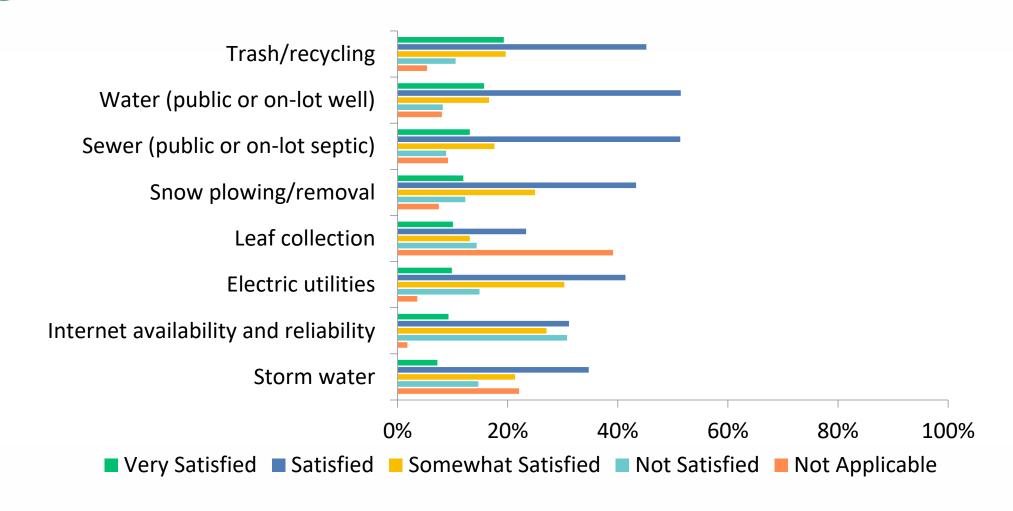


Q17: How satisfied are you with the following health and safety services?

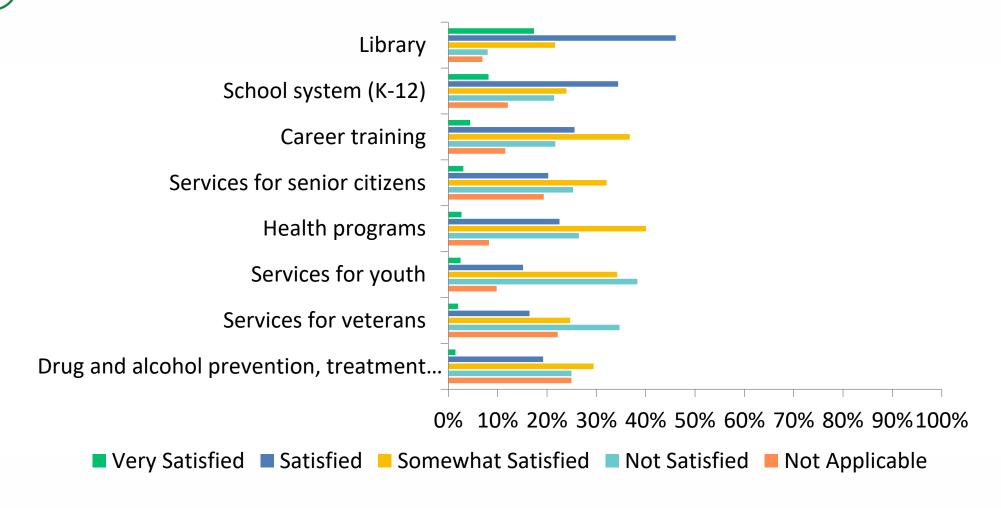




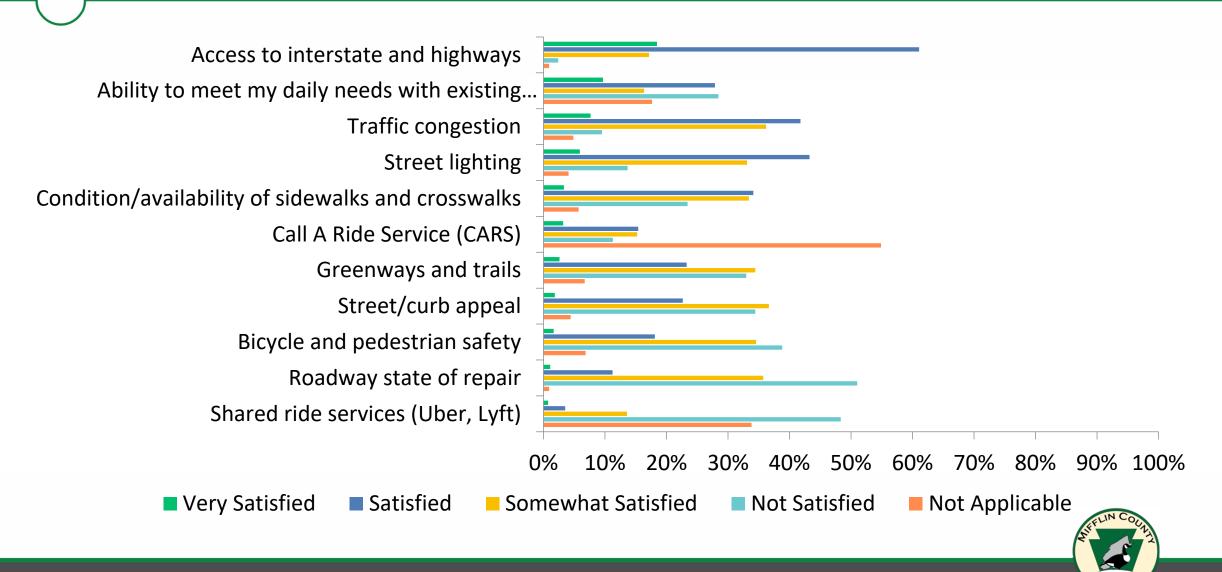
Q18: How satisfied are you with the following public services provided in your community?



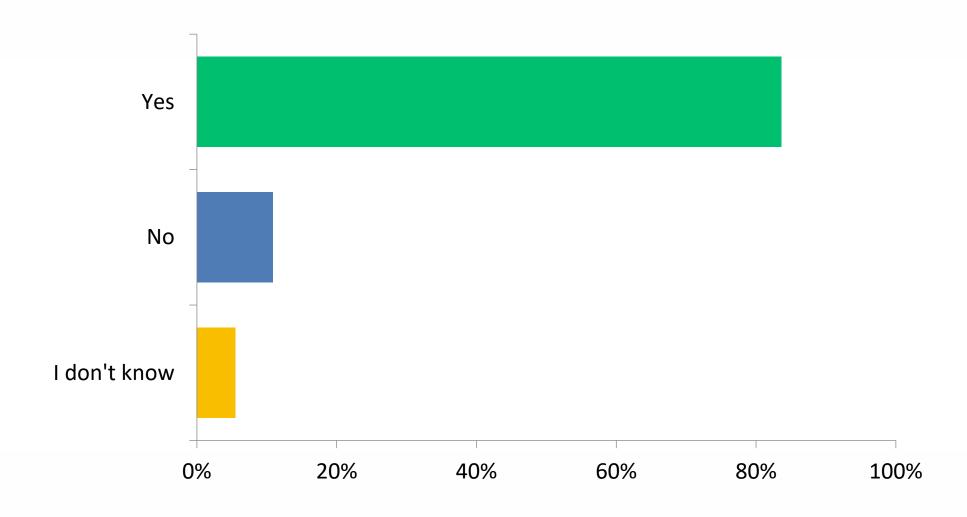
Q19: How satisfied are you with the following community services provided by the County?



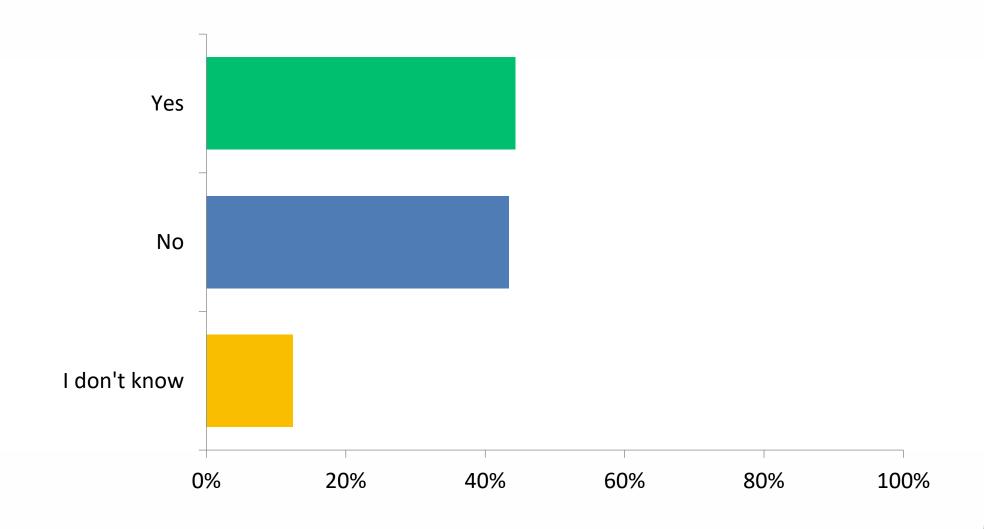
Q21: How satisfied are you with the following transportation conditions in the County?



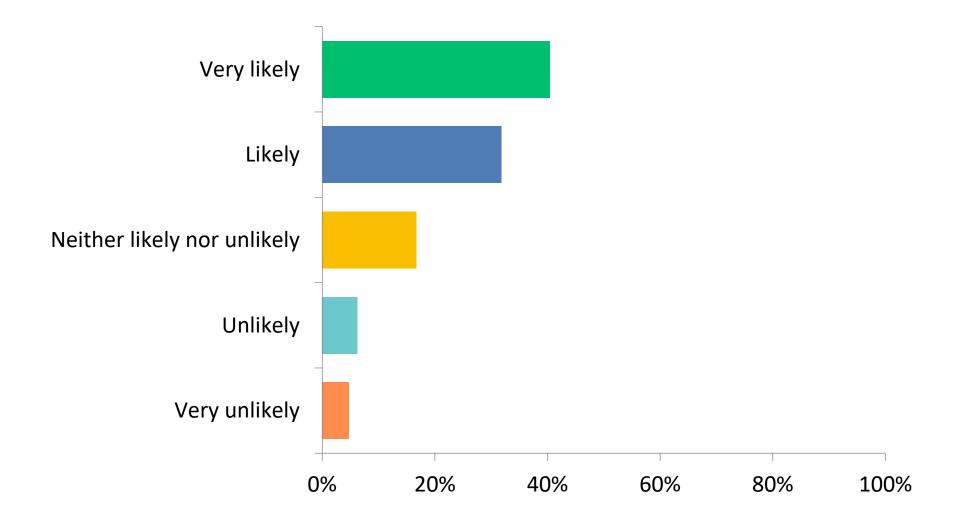
Q22: Are you able to easily find an alternative route to reach your destination if a major road is closed or congested due to maintenance or an accident?



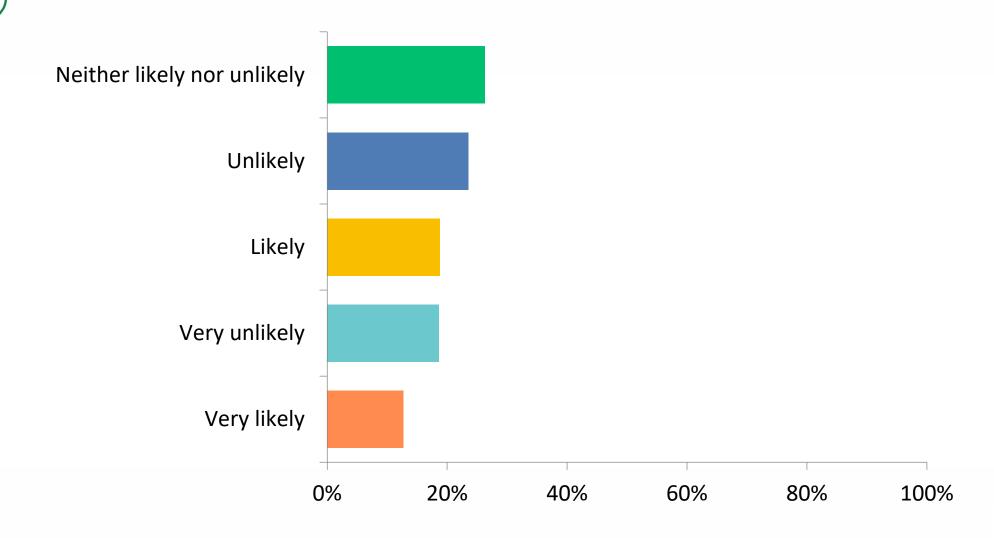
Q23: Are you able to walk or ride a bicycle around your community safely and comfortably?



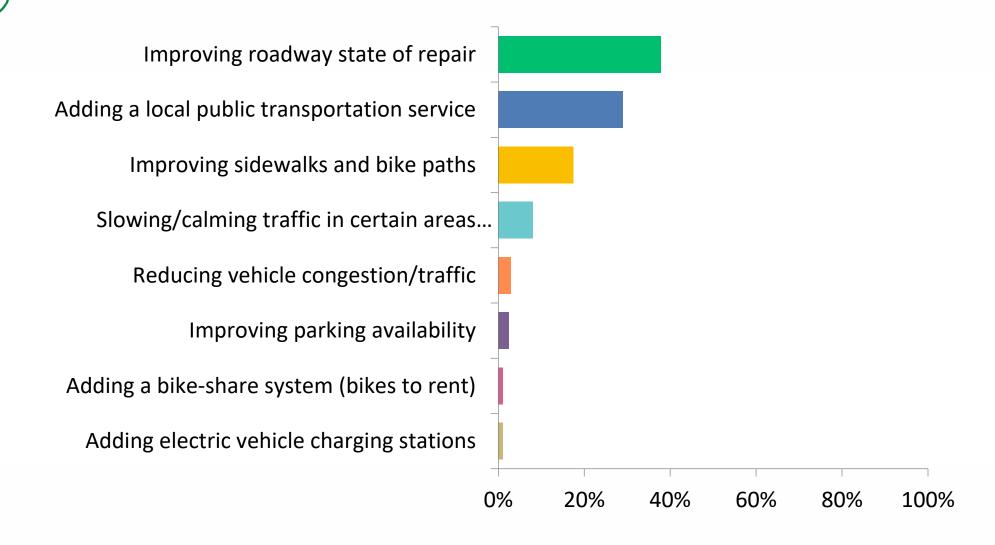
Q24: If there were a safe sidewalk or trail, would you walk or ride a bicycle to locations near (5 to 10 minutes) your residence?



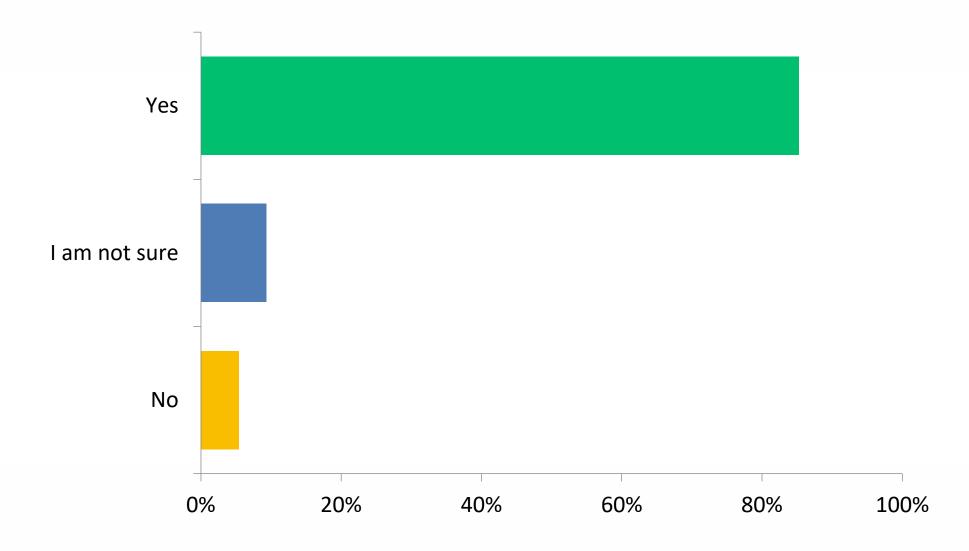
Q25: If there was a public transportation service with a pickup/drop-off location near your residence, would you use it to meet your daily needs?



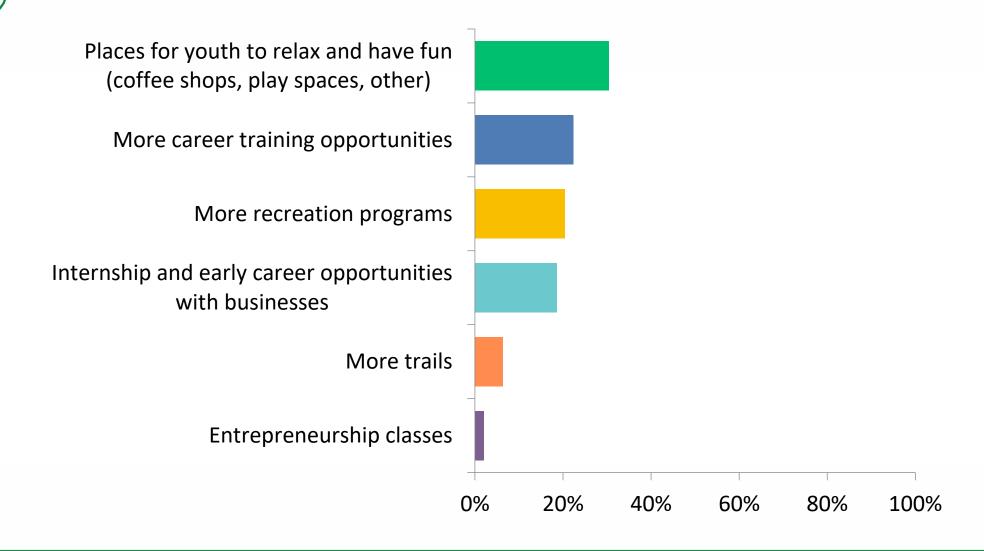
Q26: What type of transportation improvement would you most like to see the County explore or invest in?



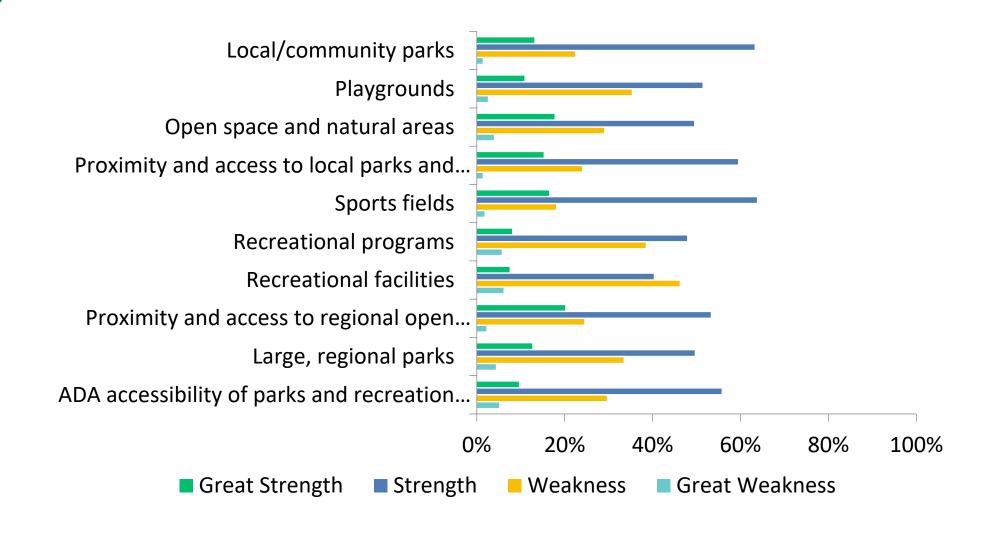
Q28: Do you think that more activities are needed for young people in Mifflin County?



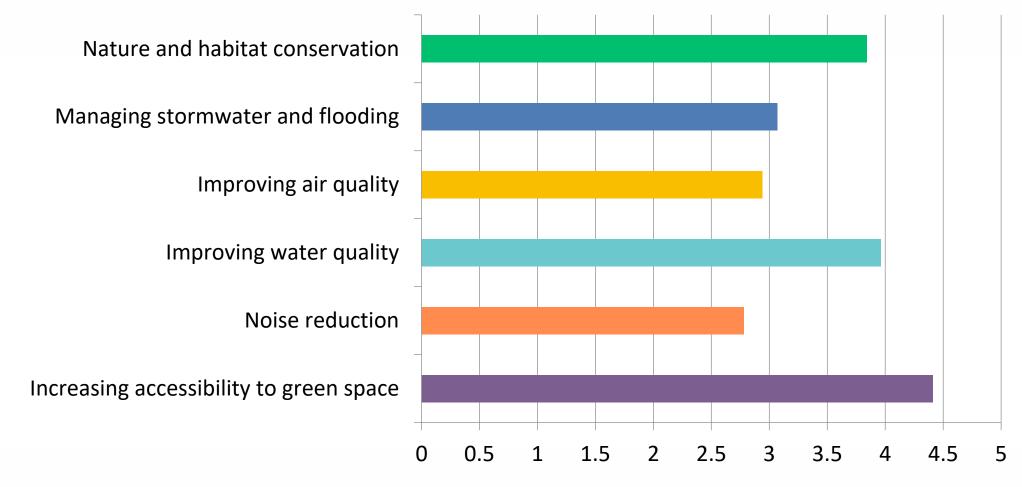
Q29: If so, what sort of activities are needed for young people in Mifflin County?



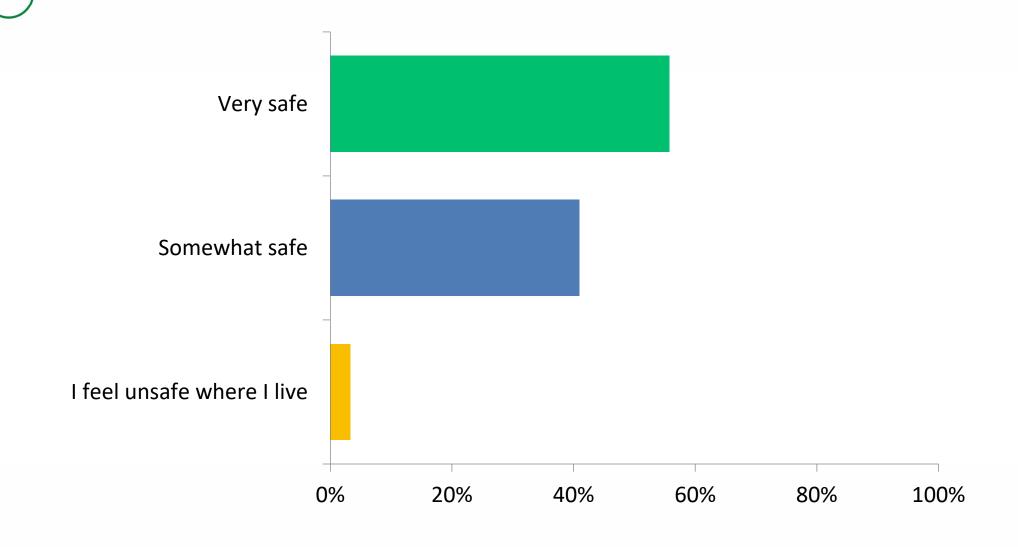
Q31: When considering Mifflin County's existing parks and recreation facilities, identify if each of the following is a strength or weakness.



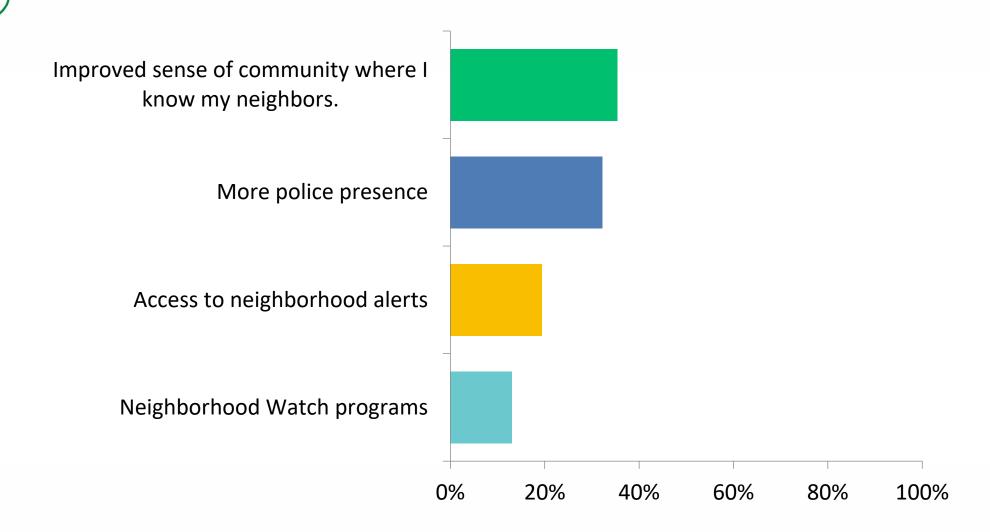
Q32: Rank your environmental priorities for the County. (Number 1 being your top priority)



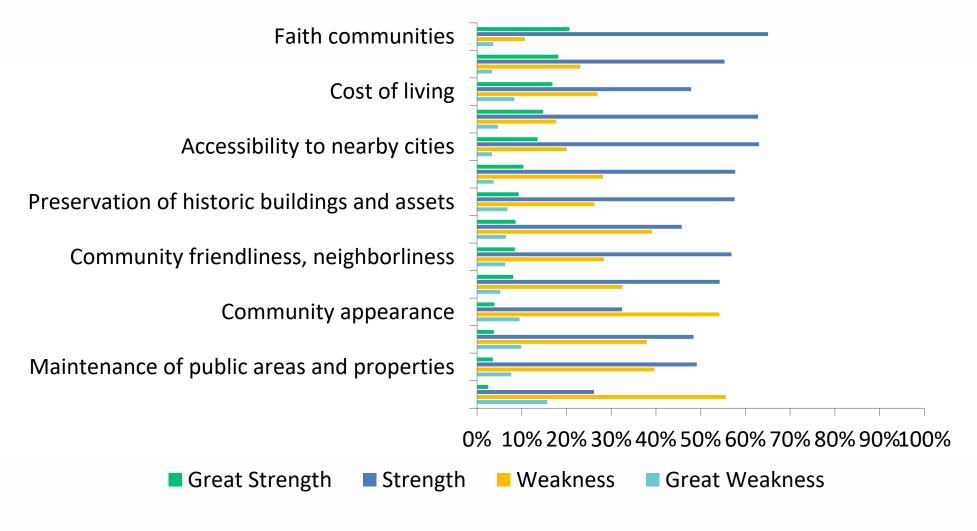
Q34: How safe do you feel where you live?



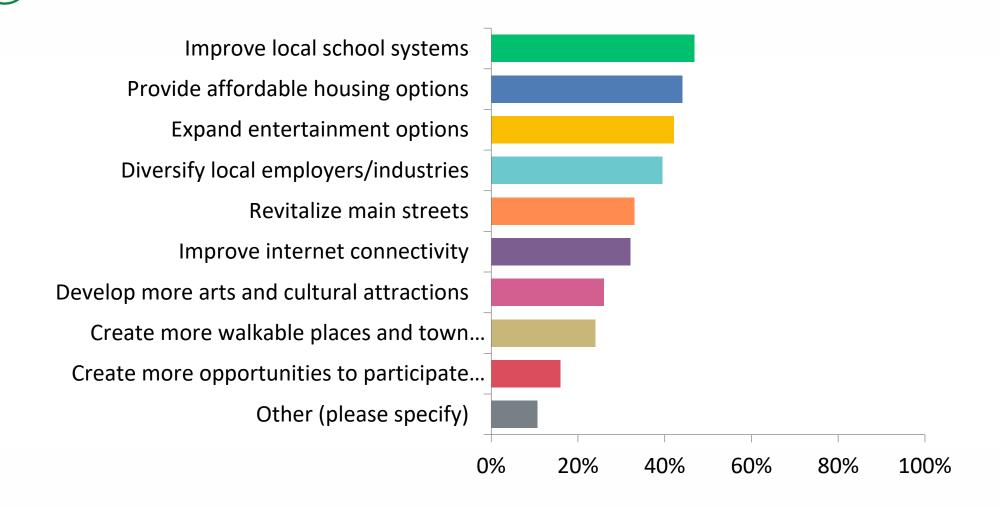
Q35: What if anything would make you feel safe in your community?



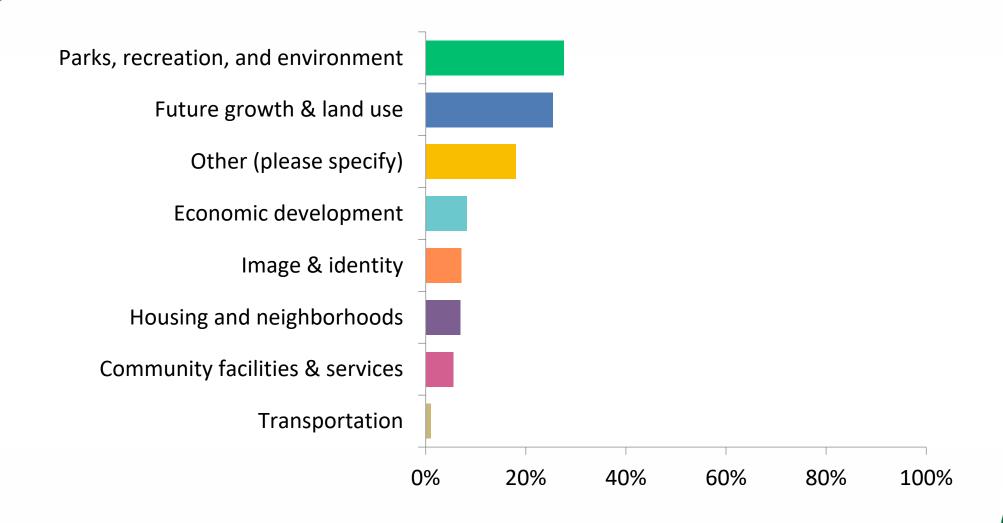
Q36: Think about what makes Mifflin County a great place to live, work, learn, and play. Identify if the following are a strength or a weakness.



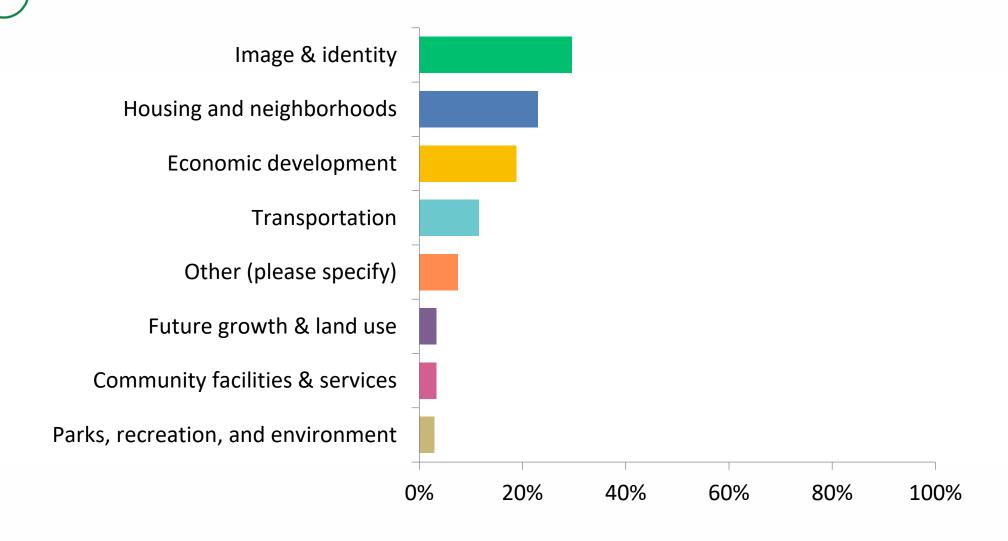
Q37: How can young people and families be retained and recruited to live, work, learn, and participate in the County? (select up to 3)



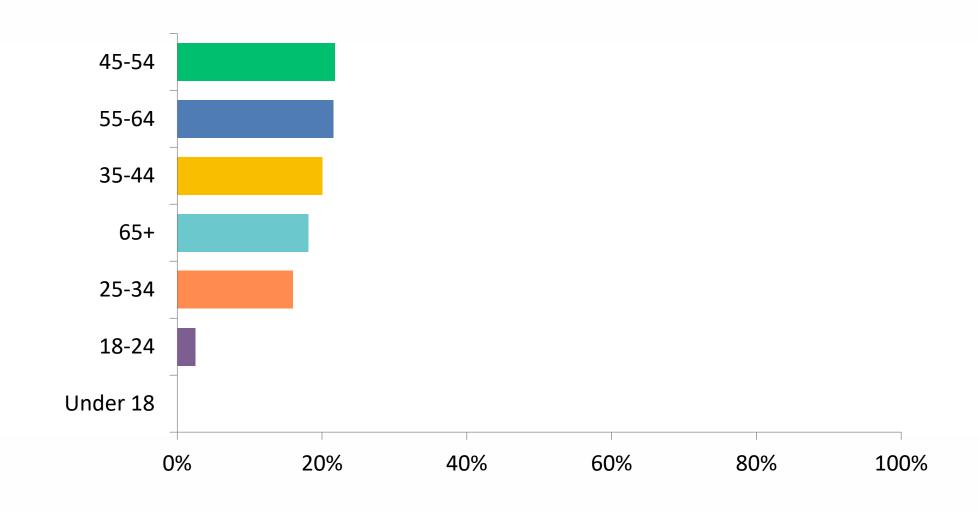
Q38: Which of the following is Mifflin County's greatest strength?



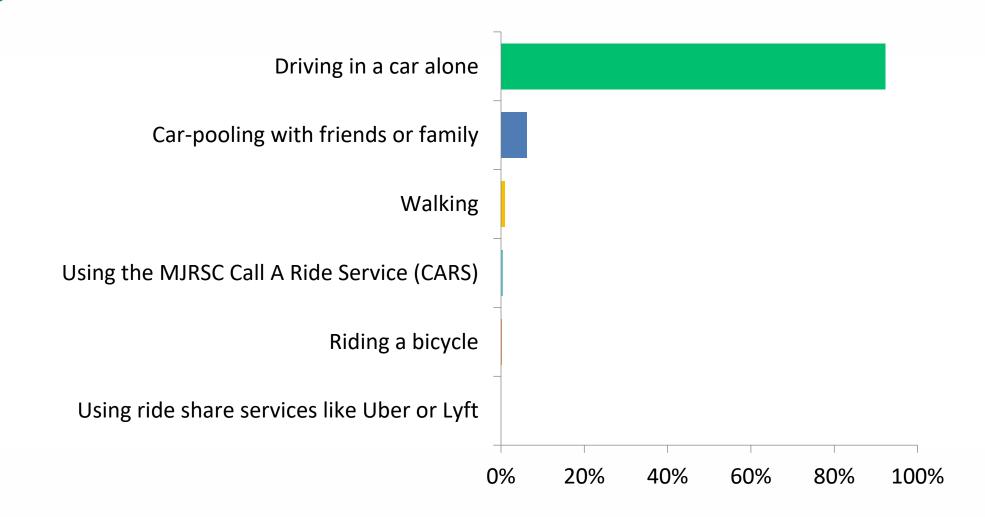
Q39: Which of the following is Mifflin County's greatest weakness?



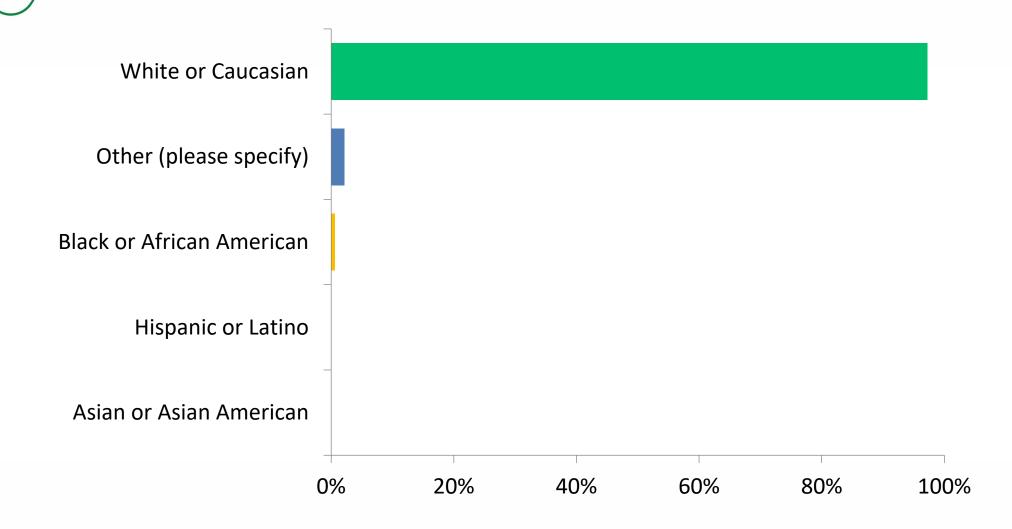
Q41: How old are you?



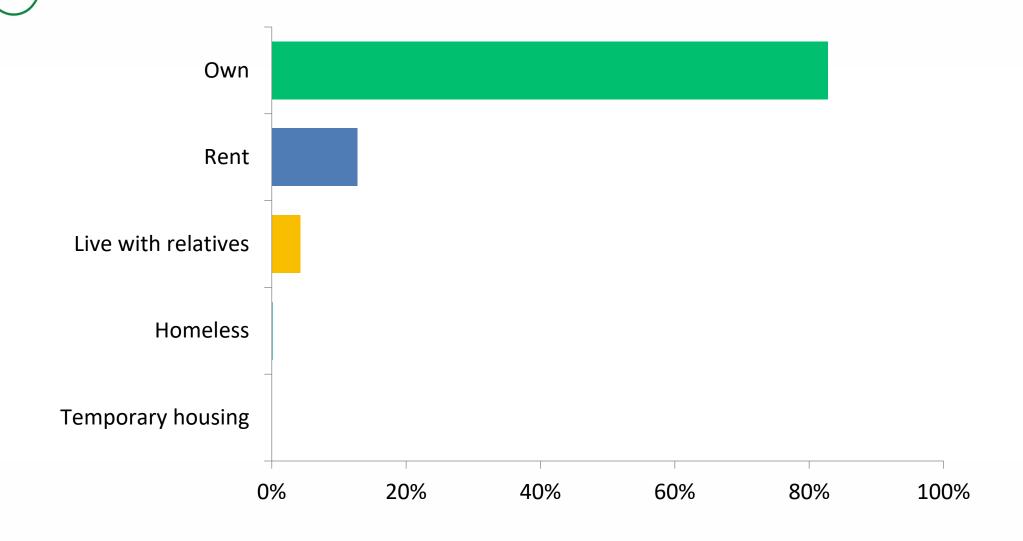
Q42: What are your primary modes of transportation?



Q43: What is your race/ethnicity?



Q44: What is your current housing status?



Thank You



James P. Lettiere, AICP Planning Director

Mifflin County Planning and Development

Department (717) 250-7637

jlettiere@mifflincountypa.gov





July 2025



COUNTY OF MIFFLIN
20 North Wayne Street, Lewistown, PA 17044



TABLE OF CONTENTS

opulation trends	5
Age	8
Race and Ethnicity	11
ousing Trends	12
Housing	12
Affordability	13
ncome & Employment Trends	15
Income	15
Employment	17
ransportation Trends	22
Roadways	22
Bridges	28
Highway Safety	29
Active Transportation	36
Public Transportation	38
Aviation	41
Freight Rail	43
atural and Historic Resources	44
Context	44
Historic Properties and Sites	44
Locally recognized landmark buildings in Lewistown	45



County-owned historic sites	47
Pennsylvania Historical Markers	47
Parks and Recreation	49
Overview	49
State-Owned Recreation Facilities	49
Reeds Gap State Park	50
County and Municipal Parks	53
Municipal parks	53
Private recreation facilities	55
Trails and Greenways	56
Existing trails	56
Trail types and uses	60
Trail development goals	61
Recreation Programs and Partners	61
Community organizations	61
School districts	61
Youth programs	62
Current Funding Strategies for Parks and Recreation	62
State and federal grants	63
Public-private partnerships	63
User fees and rentals	64
Volunteerism and in-kind support	64
Hotel tax revenue	64



POTENTIAL FUTURE STRATEGIES	65
Strategic Goals	65
Utilities	66
Public Sewer Service	66
Municipal sewer service areas	66
Treatment and Compliance	67
Stormwater Management	68
Planning and Regulation	68
Water Supply	70
On-Lot Sewage Disposal (OLDS)	71
Existing Recommendations	72



POPULATION TRENDS

Over the past decade, Mifflin County has experienced a decline in population. In 2022, the U.S. Census Bureau recorded roughly 46,146 residents, a 1.19% decrease since the year 2013. This trend is displayed in Figure 1 below.

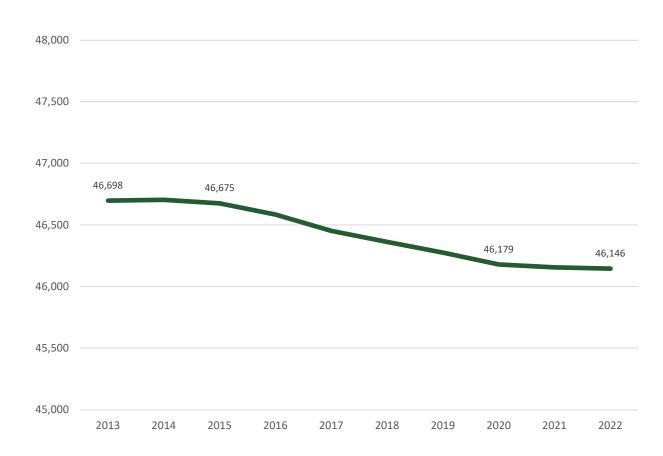


Figure 1: Mifflin County Population from 2013 to 2022

Source: United States Census Bureau ACS 5-Year Estimates, 2022

This population decline is reflected regionally, with the eleven (11) counties within the SEDA-COG experiencing negative population growth earlier than Mifflin County, as seen in Figure



2.1 Statewide and nationally, population growth is slowing, but not at the rate of Mifflin County and SEDA-COG.

5%

4%

4%

2%

1%

-1%

Mifflin County

SEDACOG

Pennsylvania

USA

Figure 2: Population Growth for Mifflin County, SEDA-COG, Statewide and Nationally from 2010 to 2022

Source: United States Census Bureau ACS 5-Year Estimates, 2010, 2020, and 2022

Mifflin County is a rural county, with residents spread across the Census Block Groups. The northeastern part of the county has the fewest residents, probably because of the presence of state parks, forests, and game lands.

¹ SEDA-COG consists of Clinton, Columbia, Juniata, Mifflin, Montour, Northumberland, Snyder, Union, and Centre, Lycoming, and Perry counties.



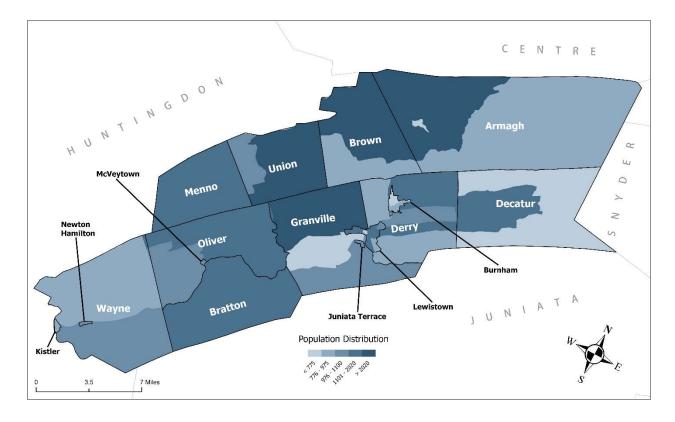


Figure 3: Population Distribution in Mifflin County by Census Block Groups

Source: United States Census Bureau, 2020

When considering population density, which is the number of residents per square mile, the population of Mifflin County appears quite different. As shown in Figure 4, most of the population density is concentrated near Lewistown and Burnham, with some density also present near the village centers of Belleville and Milroy, as well as Granville Township.



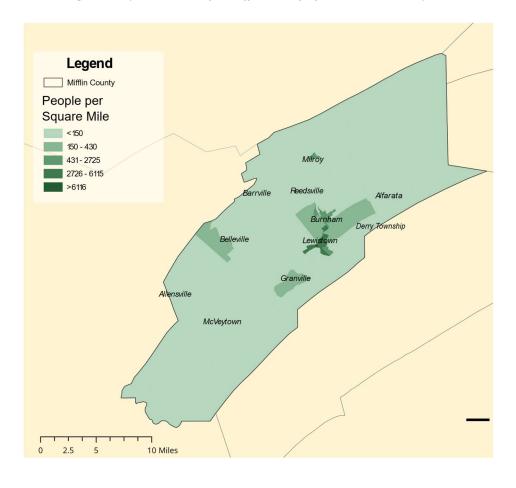


Figure 4: Population Density in Mifflin County by Census Block Groups

Source: United States Census Bureau, 2020

Age

Mifflin County's aging demographic reflects statewide and national trends; groups under 64 years old are not moving to Mifflin County nor are they having children. Figure 5 displays this trend over the past decade, from 2013 to 2022, which is the most recent data available from the United States Census Bureau.

Mifflin County experienced a 16% increase in residents aged 65 or older. This is higher than the 12% increase observed by SEDA-COG over the past decade and is near Pennsylvania's roughly 19% rise. In contrast, all regions saw declines in the age groups of 45 to 64 years, 20



to 44 years, and under 5 to 19 years. Pennsylvania did not see any change in the 20 to 44 age group during the last decade.

Mifflin County has a similar, although slightly larger, share of the population which is 65 and older when compared to Pennsylvania – 22% compared to 20%, as seen in Figure 5. Nationally, this age cohort accounts for 5 percentage points less of the overall population than Mifflin County, which is 17%. The overall population that is younger than 44 years is also the smallest for

Mifflin County, with 51% of the population made up of age cohorts 20-44 and under 5-19. For Pennsylvania, these cohorts account for 55%, and 58%. The median age in Mifflin County, 43.3 years, is also greater than the state and nation, as seen in Table 1 below.

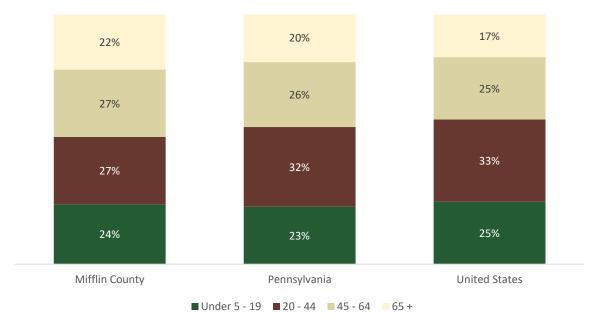


Figure 5: Age Distribution in Mifflin County, Pennsylvania, Nationally in 2022



Table 1: Median Age by Region in 2022

Mifflin	Pennsylvania	U.S.A.
43.3	40.9	38.5

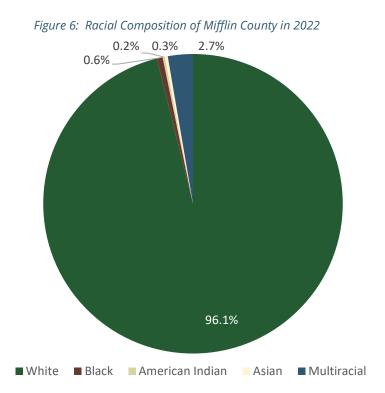
Source: United States Census Bureau ACS 5-Year Estimates, 2022



Race and Ethnicity

The 2022 American Community Survey (ACS) data from the United States Census Bureau shows that Mifflin County is not very racially diverse, although it is becoming more diverse over time. In 2022, 96% of the population in Mifflin County identified as white, as seen in Figure 6.

A decade ago, people who identified as white made up 98% of the county's population. The largest non-white demographic in Mifflin County is now multiracial, accounting for nearly 3% of the local population. This is an increase from 2013, when less than 1% of the population identified as multiracial



Source: United States Census Bureau ACS 5-Year Estimates, 2022

Similarly, the percentage of the population that is Hispanic or Latino has increased from 1.2% in 2013 to about 2% in 2022. In 2010, less than 1% of the population was foreign-born, compared to 1% of the population in 2015, five years later.



HOUSING TRENDS

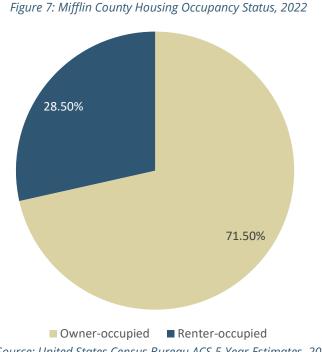
Housing

The 2022 U.S. Census Bureau ACS estimates show that there are 21,391 households in Mifflin County. About 13% of these households are vacant, which is roughly 3,000 units, exceeding the average rates for Pennsylvania (9.3%) and the United States (9.7%). It is important to note

that the vacancy rate in Mifflin County is consistent with the vacancy rate from 2010.

Nearly one-third of the occupied housing units in Mifflin County are renter-occupied, 28.5% in 2022 (Figure 7), which is an increase from 26.4% a decade earlier, in 2013.

Data from the U.S. Census Bureau shows that the mix of housing types in Mifflin County is changing. While detached single-family homes remain the dominant housing type,



Source: United States Census Bureau ACS 5-Year Estimates, 2022

their share of the total housing units in the County has declined slightly, shrinking from 72.3% in 2013 to 71.5% in 2022. One-unit attached housing has decreased slightly from 9.3% in 2013 to 8.4% in 2022. The total share of one-unit housing types, including both attached and detached, accounts for 79.9% of the housing share, as seen in Figure 8 below. In contrast, the share of other denser housing types is increasing. In 2013, housing with more than one unit accounted for 10% of the housing stock in Mifflin County versus 12.8% in 2022.



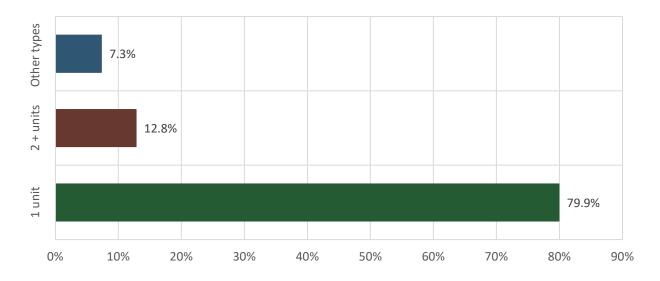


Figure 8: Units in Mifflin County Housing Structures in 2022

Source: U.S. Census Bureau ACS 5-Year Estimates, 2022

Affordability

Housing costs are lower in the County, especially for renters, than many of the local and national averages. The median home value in Mifflin County in 2022 was \$126,400. This is significantly lower than the average home price in Pennsylvania, \$266,800, and the national average home value, \$320,900. It should also be noted that among all counties in the SEDA-COG region—which includes Centre, Clinton, Columbia, Juniata, Lycoming, Mifflin, Montour, Northumberland, Perry, Snyder, and Union—Mifflin County has the lowest median house value, followed by Clinton County with a median home value of \$177,700. All home values in SEDA-COG are listed in Table 2 below. The median rent in Mifflin County in 2022, \$763, is also lower than the median rent for Pennsylvania, \$1,116, and the national median, \$1,300.



Table 2: Median Home Value / Monthly Rent in SEDA-COG, 2022

	Home Value	Monthly Rent
Centre	\$289,800.00	\$1,806.00
Clinton	\$177,000.00	\$840.00
Columbia	\$190,700.00	\$862.00
Juniata	\$190,600.00	\$715.00
Lycoming	\$182,500.00	\$1,423.00
Mifflin	\$126,400.00	\$763.00
Montour	\$237,900.00	\$998.00
Northumberland	\$190,000.00	\$751.00
Perry	\$210,600.00	\$1,534.00
Snyder	\$204,500.00	\$849.00
Union	\$227,900.00	\$899.00

Source: United States Census Bureau, ACS 5-Year Estimates

In 2022, the median monthly cost for an owner with a mortgage in the County was approximately \$1,165, which is higher than the median monthly rent of \$763. The median cost for real estate taxes was \$2,011. However, despite these lower monthly costs, data from the U.S. Census Bureau (2020) shows that a large percentage of renters and homeowners are housing cost burdened.

A resident is considered burdened if they spend more than 30% of their monthly income on housing, which makes it harder to afford essentials like food, transportation, and childcare. In Mifflin County, 39.1% of homeowners are considered housing cost-burdened, while 39.3% of renters are housing cost-burdened. This may point to a need for higher-paying jobs in the Mifflin County economic area or better resources for accessing existing jobs.



INCOME & EMPLOYMENT TRENDS

Income

Mifflin County has below-average income levels and relatively high poverty rates. In 2022, the median household income in Mifflin County was \$58,012 (Table 3). This is significantly lower than the median income for Pennsylvania (\$73,170) and the national median (\$75,149). Despite this, it remains well above the Federal Poverty Level (FPL) for 2022, which the U.S. Census set at \$23,556 for a family of two adults and one child. However, 18.5%, or about 3,443 households, live at or below the FPL in Mifflin County. This is higher than 16.5% of households below the FPL across the state in 2022.

Table 3: Median and Mean Incomes Across Mifflin County, Pennsylvania, and the Nation for 2022

20	022 Household Income	
	Median	Mean
Mifflin	\$58,012	\$70,553
Pennsylvania	\$73,170	\$100,837
United States	\$75,149	\$105,833

Source: U.S. Census Bureau, 2022

The required annual income shown in Table 4 below is calculated using the MIT Living Wage Calculator, which considers the cost of basic needs in a specific location for different family sizes to estimate the hourly wage an individual must earn to support themselves and/or their family working full-time. A living wage is a pay rate that allows a household to afford all necessities, such as housing, food, transportation, healthcare, and childcare. Living wage calculations usually exceed the poverty wage because they account for a wider range of household expenses, including emergency savings. As seen in Table 4, the required annual



salary often exceeds the median Mifflin County household income (\$58,012) and the mean Mifflin County household income (\$70,553). This suggests a high demand for better-paying jobs in the region.

Table 4: Mifflin County Required Annual Income Before Taxes, 2024

2024 Re	quired Annual Income	
	0 Children	\$39,934
1 Adult	1 Child	\$72,444
Triudic	2 Children	\$91,409
	3 Children	\$120,127
	0 Children	\$57,028
2 Adults (1 Working)	1 Child	\$69,410
	2 Children	\$79,194
	3 Children	\$82,385
	0 Children	\$57,028
2 Adults (Both Working)	1 Child	\$81,824
	2 Children	\$102,875
	3 Children	\$118,315

Source: MIT Living Wage Calculator, 2024



Employment

According to the U.S. Census Bureau's Longitudinal Employer Household Dynamics (LEHD) data, Mifflin County has 21,100 people in the labor force. Of those, only about 3.4% are unemployed, which is consistent with the state's unemployment rate. Mifflin County has more net workers than jobs, which indicates that more residents commute outside the county for work than those that both live and work in the county (Figure 9).

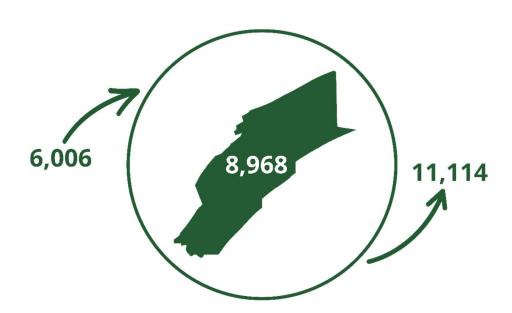


Figure 9: Mifflin County Commuter Patterns



The most common destinations for Mifflin County residents are State College to the north, Harrisburg to the south, and Altoona to the west; see Figure 10 below for more details on the direction and distance of local commuters.

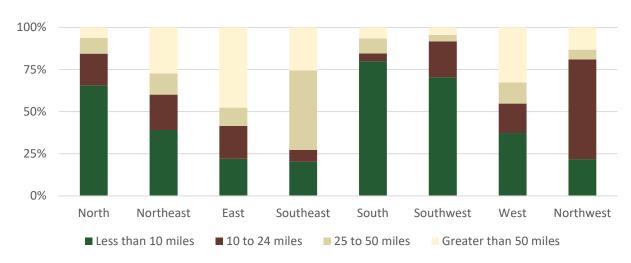


Figure 10: Mifflin County Travel Time to Work

Source: U.S. Census Bureau Longitudinal Employer Household Dynamics (LEHD) 2021

The tables on the following pages show that Mifflin County residents primarily work in Manufacturing, Health Care and Social Assistance, Retail Trade, and Educational Services, with over 58% of all jobs in those sectors; see Table 5 below. Table 6 displays the available jobs within the county. Notably, there are more jobs in accommodations and food service, transportation and warehousing, and construction than there are residents employed in those fields. This suggests that people commuting into the county for work are most likely working in those sectors. Conversely, those commuting outside of the county for work mainly travel to jobs in manufacturing, construction, and health care.



Table 5: Mifflin County Jobs held by Residents, 2021

Jobs for Mifflin County Residents, 2021		
Occupation	Jobs	Percent of Workforce
Manufacturing	4343	21.6%
Health Care and Social Assistance	3454	17.2%
Retail Trade	2339	11.6%
Educational Services	1515	7.5%
Accommodation and Food Services	1404	7.0%
Construction	1242	6.2%
Public Administration	957	4.8%
Transportation and Warehousing	933	4.6%
Administration & Support, Waste Management and Remediation	605	3.0%
Finance and Insurance	588	2.9%
Wholesale Trade	571	2.8%
Other Services (excluding Public Administration)	547	2.7%
Professional, Scientific, and Technical Services	527	2.6%
Agriculture, Forestry, Fishing and Hunting	270	1.3%
Management of Companies and Enterprises	252	1.3%
Information	170	0.8%
Real Estate and Rental and Leasing	127	0.6%
Arts, Entertainment, and Recreation	109	0.5%
Utilities	90	0.4%
Mining, Quarrying, and Oil and Gas Extraction	39	0.2%

Source: United States Census Bureau, 2021



Table 6: Mifflin County Jobs located in the County, 2021

Jobs Located in Mifflin County, 2021		
Occupation	Jobs	Percent of Workforce
Manufacturing	3698	24.7%
Health Care and Social Assistance	3027	20.2%
Retail Trade	2026	13.5%
Accommodation and Food Services	1180	7.9%
Educational Services	1129	7.5%
Construction	720	4.8%
Transportation and Warehousing	532	3.6%
Public Administration	466	3.1%
Finance and Insurance	458	3.1%
Wholesale Trade	421	2.8%
Other Services (excluding Public Administration)	347	2.3%
Administration & Support, Waste Management and Remediation	296	2.0%
Agriculture, Forestry, Fishing and Hunting	218	1.5%
Professional, Scientific, and Technical Services	153	1.0%
Information	102	0.7%
Utilities	76	0.5%
Real Estate and Rental and Leasing	53	0.4%
Management of Companies and Enterprises	41	0.3%
Arts, Entertainment, and Recreation	31	0.2%

Source: United States Census Bureau, 2021



The Top 10 Employers in Mifflin County are listed in Table 7 and include health care and manufacturing-related industries.

Table 7: Top 10 Employers

Top 10 Employers by Employment
Geisinger-Lewistown Hospital
Mifflin County School District
Standard Steel LLC
Philips Ultrasound LLC
Trinity Plastics Inc
Geisinger Clinic
Wal-Mart Associates Inc
First Quality Retail Services
Overhead Door Corp
Valley View Haven

Source: Pennsylvania Department of Labor and Industry Center for Workforce Information and Analysis, 2024



TRANSPORTATION TRENDS

Roadways

Mifflin County has 667 miles of roadway, with 35% owned and maintained by PennDOT and about 57% owned by local governments. Only 156 miles are part of the Federal-Aid System. Mifflin County is not directly served by Interstate, as shown in Figure 11 and 12. In 2022, the total daily vehicle miles traveled (DVMT) reached 1,086,866.

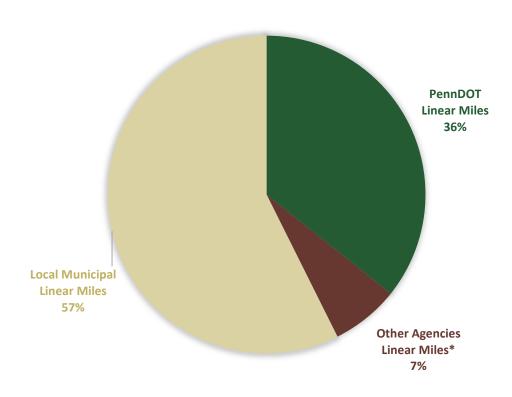
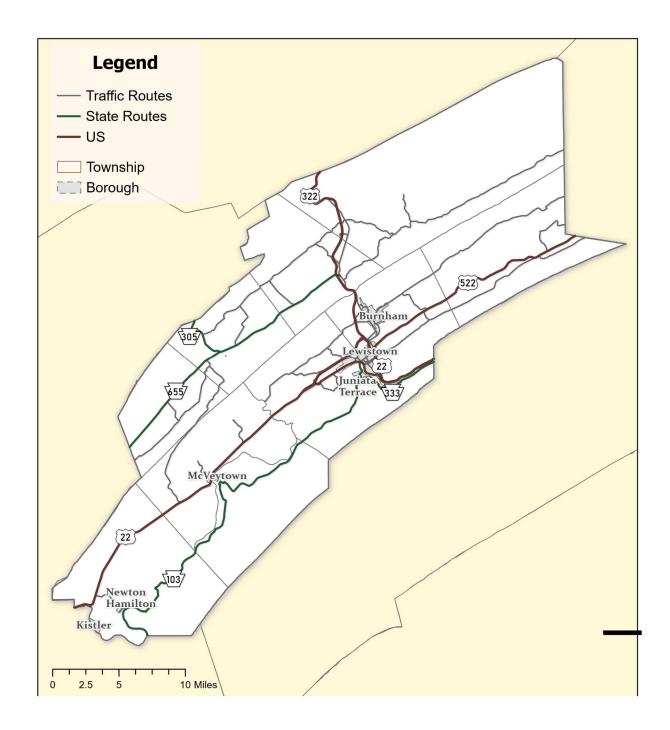


Figure 11: Roadway Linear Miles by Ownership, 2022

Source: PennDOT, 2022



Figure 12: Mifflin County Major Roadways





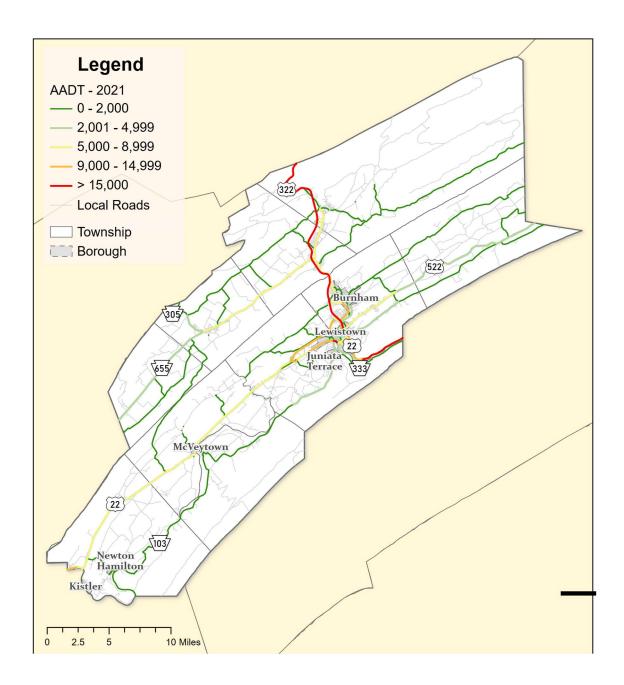
TRAFFIC VOLUMES

US 322 has a very high Average Annual Daily Traffic (AADT) of nearly 30,000 vehicles, making it the busiest route in Mifflin County. In contrast, Front Mountain Rd east of Allensville has the lowest AADT in the county at 120. Other segments with high AADT are located around Lewistown and Burnham.

While capable of handling lower traffic levels, the county's additional roads, like PA 655 (a minor arterial) and PA 103 (a major collector), are strategically designed to promote both mobility and access to residential and commercial areas. These routes also connect motorists to major highways, including US 322, US 22, and US 522.



Figure 13: AADT, 2022



Source: PennDOT, 2022



ROADWAY CONDITIONS

As of 2022, the condition of state-owned pavements is generally good, with nearly 70 percent of pavement miles rated as "excellent" or "good" based on the International Roughness Index (IRI).

- The county has a high percentage of municipal right-of-ways with a "poor" IRI,
 approximately 9.5 percent, which equals about 30 miles.
- When evaluating the roads, nearly 80 percent of state-owned pavements are in excellent or good condition according to the Overall Pavement Index (OPI) rating.

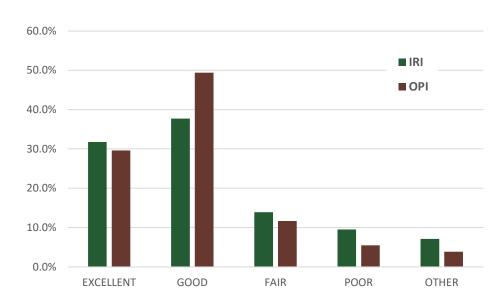
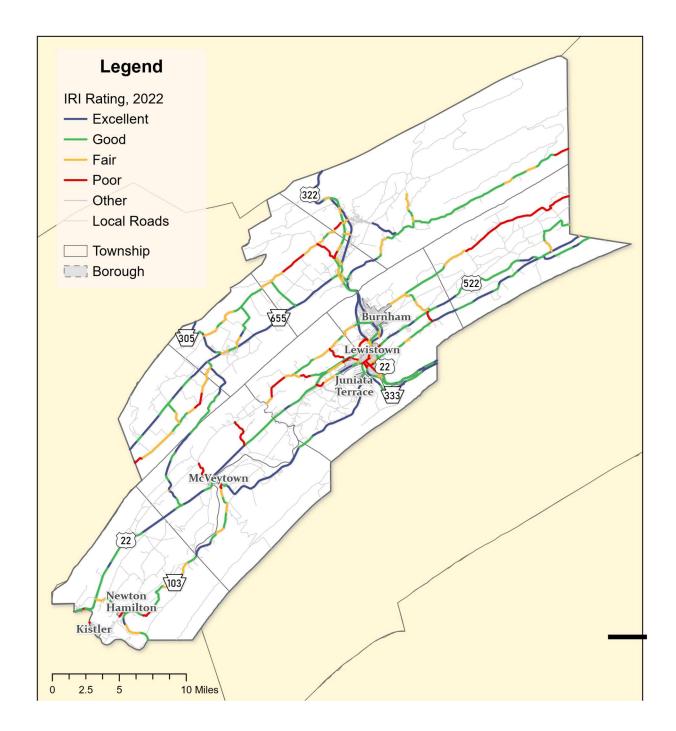


Figure 14: Pavement Condition, 2022

Source: PennDOT Pavement Condition, 2022



Figure 15: IRI Rating, 2022



Source: PennDOT Pavement Condition, 2022



Bridges

STATE-OWNED BRIDGES

There are 184 state-owned bridges longer than 8 feet within the county. Of these, one is posted, and none are closed. Out of the 184 bridges, nine are in poor condition. In terms of deck area, these poor-condition bridges account for 2.76 percent. The average age of state-owned bridges in the county is 48 years, with the oldest bridge being built in 1908, making it 116 years old.

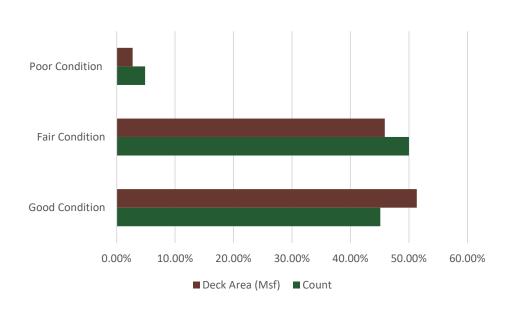


Figure 16: State-Owned Bridge Condition

Source: PennDOT, 2022

LOCAL BRIDGES

Mifflin County has 53 locally owned bridges longer than 20 feet, seven of which are posted and two are closed. The county's locally owned bridges have a significantly higher proportion of poorly rated bridges compared to the state-owned bridges, both in terms of count and deck area. When looking at the count, about 35 percent of local bridges are in poor condition, and this percentage is approximately 33 percent when considering deck



area. The average age of the locally owned bridges in the county is 62 years, with the oldest bridge having been built in 1900, making it 124 years old.

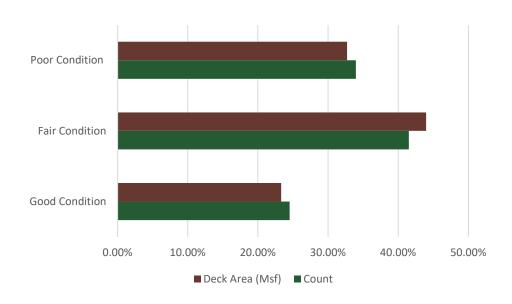


Figure 17: Locally Owned Bridge Conditions

Source: PennDOT, 2022

Highway Safety

CRASH TRENDS

The following Crash Trends have been reported through PennDOT's Crash Information Tool (PCIT) for a five-year period (2019-2023):

- During the five-year period ending in 2023, the county averaged 393 crashes, 7
 fatalities, and 27 suspected serious injuries per year. The total number of crashes
 decreased over this period.
- In the analysis of crash severity, the reportable crash data from 2023 shows that 56
 percent of all county crashes were classified as "property damage only," indicating
 incidents that required vehicle towing but involved no fatalities or injuries.



- In 2023, "suspected minor injury" crashes comprised the second largest share of the county's total crashes (25.4%), followed by "possible injury" crashes (7.3%). In 2023, the county experienced 8 traffic fatalities.
- In the five-year period ending in 2023, the county experienced only 5 crashes (1.3%) involving a horse and buggy.
- With the increasing number of people aged 65 and older, there has also been a
 corresponding increase in crash rates, accounting for 25 percent of all crashes in
 2023. Additionally, there has been an 8 percent rise in the proportion of crashes
 involving individuals aged 65 and older since 2014.
- In 2023, bicycle and pedestrian crashes accounted for 3% of the total crashes in the county, with 2 incidents involving bicycles and 9 involving pedestrians.

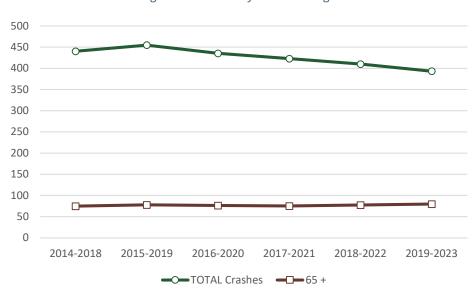


Figure 18: Crashes by 5-Year Averages

Source: PennDOT PCIT 2019-2023



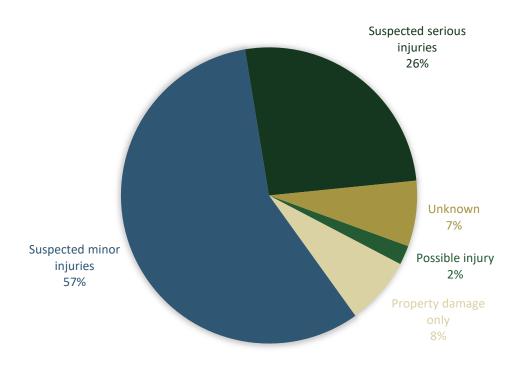


Figure 19: Crashes by Severity, 2023

Source: PennDOT PCIT 2019-2023

CRASH HOT SPOTS

Six crash hot spots were identified based on PennDOT reportable crash data from the five-year period spanning 2019 to 2023. These locations have direct connections to US Routes 22 and 322, as well as other Pennsylvania routes, including PA 655 and PA 103.

Reedsville - US 322 and PA 655

The interchange of US 322 and PA 655 is located northwest of Reedsville with both intersections being controlled by traffic signals. There have been multiple crashes at both intersections on each side of US 322, resulting in property damage and injuries. Over the past five years, approximately 11 crashes have occurred at these two intersections.



Figure 20: US 322 and PA 655 Interchange



Burnham - Logan Blvd / Freedom Ave

The intersection of Logan Boulevard and Freedom Avenue, located at the southern end of Burnham, is a four-way intersection controlled by a traffic light. Since 2019, there have been more than 20 reportable crashes at this intersection.



Figure 21 Logan Blvd / Freedom Ave



Burnham - Walnut St/Freedom Ave

The intersection of Walnut Street and Freedom Avenue, which is controlled by a traffic signal, is located across the Milroy Branch railroad from the intersection of Logan Boulevard and Freedom Avenue. Although this intersection has fewer collisions, it still poses potential hazards for drivers.



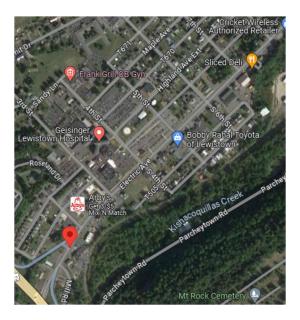
Figure 22: Walnut Street and Freedom Avenue

Lewistown - Electric Ave

The stretch of Electric Avenue, running from the intersection of US 22 in Lewistown through Eighth Street, has seen a high number of traffic accidents. This roughly seven-block area has been the site of nearly 40 crashes. Only two of the seven intersections along this stretch—3rd Street and 6th Street—are equipped with traffic lights. Since Electric Avenue provides a direct connection to US 22, it has an average annual daily traffic (AADT) count exceeding 10,000.



Figure 23: Electric Ave



Lewistown - Juniata St / Market St / PA 103

Over the past five years, nine vehicle crashes have occurred at the intersection of Juniata Street and Market Street in Lewistown. West of this intersection on Juniata Street, there have been additional collisions, two of which resulted in fatalities. This intersection serves as a crucial connection for traffic moving to and from US 22 and PA 103.



Figure 24: Juniata Street and Market Street



Mount Union – US 522 / US 22

The intersection of US 22 and US 522 just north of Mount Union which is controlled by a traffic signal has had 10 crashes since 2019. Also, near the bend of US 22 outside the intersection, there have been five more crashes, including one fatality.



Figure 25: US 22 and US 522 Intersection



Active Transportation

EXISTING

INFRASTRUCTURE

In June of 2023, Mifflin County adopted *Mifflin Moves!*, a robust active transportation plan that aims to inform county and partner investments in a network of travel paths for active transportation and in



Source: Mifflin County Planning Department

programs and events that demonstrate how walking and bicycling can be integrated in rural and small-town culture and promote economic development.

9.4% of households in Mifflin County do not have access to a car, which is higher than the national average (8.3%). Part of this can be attributed to the significant Amish population that utilizes horse-drawn buggies, scooters, bikes, and walking to travel throughout the County. Other key populations that may rely on active transportation facilities or other modes of transportation include those under 18, adults over 65, and people with disabilities.

22.5% of Mifflin County's population is under 18. Having access to alternative modes of transportation is essential for them to attend school, jobs, and other activities. According to *Mifflin Moves!* The Mifflin County School District estimates that only 8-10 students walk to school each day, despite approximately 150 students living within the mandated radius of school buildings. A lack of safe road crossings or sidewalks could contribute to the lack of participation.



Mifflin Moves! has established four goals to improve the active transportation system in Mifflin County. These goals include:

- 1. Establish a Network
- 2. Encourage an Active Lifestyle
- 3. Enhance the Network Experience
- 4. Expand Community Connections

BICYCLE AND PEDESTRIAN SAFETY

In 2023, according to PennDOT's Crash Information Tool (PCIT), five pedestrians or cyclists were involved in crashes resulting in fatalities or serious injuries. Often, crash data involving bicyclists, pedestrians, and other non-car modes of transportation can be inaccurate due to near-misses and unreported incidents to authorities. This suggests that the actual number could be higher.

As shown in Figure 27 from *Mifflin Moves!*, most of the pedestrian and horse-and-buggy crash reports are clustered around municipalities with a significant Amish population. The rest of the reports are concentrated in Lewistown, which is home to many residents of Mifflin County.



Figure 27: Map of Crash Hot Spots for Pedestrian, Bicycle, and Horse and Buggy Crashes in Mifflin County



Source: Mifflin Moves Active Transportation Plan, 2023

One implementation recommendation that has come out of *Mifflin Moves!* includes the development of a public safety campaign. The goal of the campaign is to promote knowledge sharing with residents on state laws, including the 4-feet-to-pass rule.

Public Transportation

As indicated above, an average of 9.4% of households do not have access to a vehicle. These households rely on other modes of transportation, such as walking, bicycling, carpooling, or taxi/ride-hailing companies. For seniors and people with disabilities, however, discounted public transportation offers a more reliable and significantly more affordable option for accessing employment, medical services, and other necessities.

Call-a-Ride Service, Inc. (CARS), offers demand-response shared-ride services in Mifflin and Juniata Counties, providing curb-to-curb service with reservations made one day in advance. In FY 2022-23, CARS provided over 35,000 shared-ride trips across the two-county



region.² Although the COVID-19 pandemic caused a sharp decrease in trips in FY20-21, ridership has steadily rebounded, demonstrating the vital importance of public transportation in Mifflin and Juniata Counties.

45,000 40,345 40,000 35,640 35,208 35,000 30,170 27,741 30,000 25,000 20,000 15,000 10,000 5,000 FY18-19 FY19-20 FY20-21 FY21-22 FY22-23

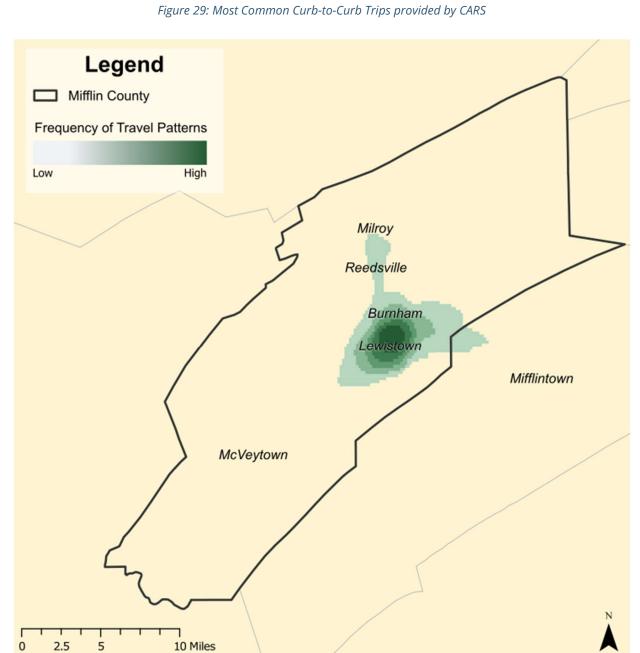
Figure 28: CARS Annual Ridership from FY18-19 to FY22-23

Source: Pennsylvania Public Transportation Performance Report, FY18-19 through FY22-23.

The majority of shared-ride trips in FY 2022-23 indicate the highest demand for public transportation in and around Lewistown; toward Mifflintown in neighboring Juniata County; from Reedsville and Milroy south to Lewistown; and between McVeytown in the southeast part of the county and Lewistown (Figure 29).

² Pennsylvania Department of Transportation, Bureau of Public Transportation. *Pennsylvania Public Transportation Performance Report*, FY18-19 through FY22-23.





Source: Call-a-Ride Service, Inc., FY22-23



Aviation

Mifflin County Airport (RVL) is a general aviation airport located two miles south of Reedsville, PA and is publicly owned and operated by the Mifflin County Airport Authority. According to the 2022 Aviation Economic Impact Survey released by Pennsylvania Department of Transportation, the airport had a \$1.9 million economic impact on the region. PennDOT distinguishes this between **direct impacts** and **multiplier impacts**, as seen in Table 8 below. PennDOT defines direct impacts as economic activity that is directly generated because of the airport's existence. This includes on-airport businesses and tenants, capital improvements made by the airport or airport tenants, nearby aviation-related businesses, visitor spending, and activities associated with air cargo, aerospace manufacturing, and private hospital heliports.

Multiplier impacts are created when the airport and related businesses purchase goods and services from other businesses (indirect impacts) and when employee payroll is spent in the local economy (induced impacts). For instance, indirect impacts are generated when airport concessionaires purchase food products from local suppliers and induced impacts are generated when staff spend their payroll at their neighborhood grocery store.³

³ Pennsylvania Department of Transportation, Bureau of Aviation. *2022 Pennsylvania Aviation Economic Impact Study,* PennDOT, Kimley Horn, 2022.



Table 8: Mifflin County Airport's Economic Impact in 2019

	Employment	Payroll	Output
On-Airport Activity	7	\$288,900	\$790,500
Commercial Service Visitor Spending	0	\$0	\$0
General Aviation Visitor Spending	3	\$80,800	\$227,900
Total Direct Impacts	10	\$369,700	\$1,018,500
Total Multiplier Impacts	5	\$321,800	\$908,900
Total Impacts	16	\$691,400	\$1,927,400

Source: 2022 Pennsylvania Aviation Economic Impact Study, Pennsylvania Department of Transportation

The airport employs 4 part-time employees, according to the Airport Authority. Mifflin County Airport hosts private flight instructors, provides transportation for local businesses, and recreational flights. Key airport activities include:

- Corporate/Business Activities
- Aerial Inspections
- Police/Law Enforcement
- Medical Transport/Evacuation
- Career Training and Flight Instruction

The airport is known for glider aero-towing, and the Mifflin County Soaring Club hosts an annual glider contest. RVL is also home to an Experimental Aircraft Association Chapter⁴,

⁴ Chapter 518: About Us. (n.d.) Experimental Aircraft Association. Retrieved August 20, 2024, from https://chapters.eaa.org/eaa518/about-us



which has regular events that are attended by the community and pilots. Local and regional businesses use the airport for access to central Pennsylvania as well as aircraft storage. As of 2022, all airport hangars are leased with the airport maintaining a waiting list. The amenities provided by the airport combined with the aviation and non-aviation related activities seen on-site make the airport a key part of the local community.

Freight Rail

Mifflin County has a segment of Norfolk Southern rail line that runs concurrent with the Amtrak passenger rail line. The SEDA-COG Joint Rail Authority (SEDA-COG JRA) owns a portion of short line rail in Mifflin County as well called the Juniata Valley Railroad (JVRR). The JVRR currently serves 9 customers and handles the following commodities: agriculture, fertilizer, finished steel products, scrap steel, lumber, paper, plastics, and rail car components. The JVRR currently serves 9 customers.

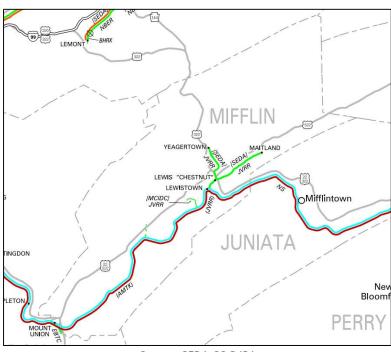


Figure 30: Freight Rail Network in Mifflin County

Source: SEDA-COG JRA



NATURAL AND HISTORIC RESOURCES

Context

Cultural resources in Mifflin County include historic sites and districts, structures, artifacts, and other evidence of human activity that are considered essential for scientific, historical, religious, or other reasons. These resources are recognized for their contributions to community, identity, tourism, economic growth, and quality of life.

Historic Properties and Sites

Before William Penn's arrival, Native Americans lived in the area now called Pennsylvania, where they had made their home for generations. Pennsylvania has played a key role in U.S. history, being one of the original thirteen colonies. The state has been the site of many important historical events, from the signing of the Declaration of Independence in Philadelphia in 1776 to the Battle of Gettysburg in 1863.

For over 300 years, Pennsylvania's strategic location—positioned between major cities and along the Northeast Corridor—has made it an important hub of commerce and industry. Mifflin County has played a significant role in the state's history, serving as a key center for various transportation networks, including rail, rivers, and roadways. As a result, Mifflin County hosts a wide range of historic properties and sites. Table 9 below provides a brief overview of the listed properties that are included on the National Register of Historic Places



Table 9: Mifflin County National Register of Historic Places: Listed Properties

Historic Site/District	Municipality	Description
Embassy Theatre	Lewistown	Historic theatre (c. 1927), significant for its role in entertainment and recreation, was declared in 1998.
Juniata Terrace Historic District	Borough of Juniata Terrace	Historic district (c. 1924) declared in 2024.
Lewistown Armory	Lewistown	The Armory (c. 1925) is significant for its role in defense and was declared in 1991.
McCoy House	Lewistown	A house (c. 1850) significant for its role in politics/government was declared in 1973.
Mifflin County Courthouse	Lewistown	The courthouse (c. 1825) is significant for its Greek revival architectural style, declared in 1976.
Montgomery Ward Building	Lewistown	A trade center (c. 1925), significant for its role in local commerce, was declared in 1984.
Old Hoopes School	Lewistown	School (c. 1850) is significant for its role in education, declared in 1978.
Old Stone Arch Bridge	Lewistown	A bridge (c. 1800) is significant for its role in transportation, declared in 1979.
Pennsylvania Main Line Canal, Juniata Division, Canal Section	Granville Township	A remaining portion of the PA Mainline Canal (c. 1825), significant for its role in transportation, was declared in 2002.
Wollner Building	Lewistown	A trade hub (c. 1900) significant for its role in local commerce, declared in 1984.

Locally recognized landmark buildings in Lewistown

Since 2003, Lewistown has recognized 28 historic sites through organizations like

Downtown Lewistown, Inc., the Juniata River Valley Chamber of Commerce, and the Mifflin

County Historic Society. Each site receives a plaque and is featured on a walking tour.

Below is a list of the sites that are locally recognized



Site List:

Ahrens Brothers Construction Company (1906)

Apprentices' Literary Society (1853)

Coleman House (1871)

Embassy Theatre (1927)

First Baptist Church (1883)

First United Methodist Church (1900)

Fosnot-Wilson Building (1917)

George R. Frysinger Home - Bauman Bldg. (1854)

Historic Courthouse (1843)

Lewistown Municipal Building/Borough Hall (1936)

Lewistown Presbyterian Church (1910)

Masonic Temple (1893)

Miller Theatre (1949)

Montgomery Ward Building (1929)

No. 10 S. Main Street (1822)

No. 12 S. Main Street (1822)

Ohev Sholom Synagogue (1919)

Peacock Major's Wayside Inn (1803)

Russell National Bank (1927)

Sacred Heart Catholic Church (1923)

St. John's Lutheran Church (1900)

St. Mark's Episcopal Church (1879)

The Benedict House (1835)

The Dr. William S. Taylor House (1908)

The Joseph McFadden House (1875)

WMRF Radio (1941)

Wollner Building (1906)



Woodlawn (1824)

County-owned historic sites

Mifflin County owns only one site, which is the one-acre Stone Arch Bridge Historic Site. The county's ownership allows for the preservation of the historic 1813 stone arch bridge, along with nearby benches and sidewalk connections.

Pennsylvania Historical Markers

Table 10: Mifflin County Historical Markers

Mifflin County Marker	Location	Description
Old (Stone) Arch Bridge Marker	Mifflin County	A vast agricultural area known for its Amish and Mennonite communities, Pennsylvania-German cultural influence, and historic farming practices.
Three Locks Marker	Lewistown	A small but significant burial ground tied to the African American community and the AME Church is part of broader preservation efforts.
Travel History Marker	McVeytown	A historic stone building from the 1700s represents early American architecture and the development of communication.
Three Locks at Strodes Mills	Strodes Mills, near Lewistown	A preserved section of the Pennsylvania Canal with three adjacent locks and stonework, showcasing 19th-century transportation.
Pennsylvania Historical Markers	Mifflin County	Various roadside and town center markers commemorate significant people, places, and events in the county's history.
Chief Logan Marker	North of Reedsville (SR 1005)	Honors Chief Logan, a Mingo leader known for his role in Native-settler relations.
Fort Granville Markers	Near Lewistown	Commemorate a French and Indian War fort destroyed by French and Native forces; includes a plaque and roadside marker.



Freedom Forge Marker	Burnham (SR 1005)	It celebrates over 150 years of iron and steel production, including the first open hearth steel in 1895.
Joseph T. Rothrock Marker	McVeytown (US 22 & 522)	Honors the "Father of Pennsylvania Forestry" for his conservation legacy.
Lewistown Station Marker	Lewistown (PA 103 & Helen St.)	Marks, the oldest surviving Pennsylvania Railroad structure, was later converted to a passenger station.
McCoy Home Marker	Lewistown (17 N. Main Street)	Birthplace of Major General Frank R. McCoy and his father, Civil War Brigadier General Thomas F. McCoy.
Mifflin County Marker	Lewistown (Old Courthouse)	It celebrates the formation of Mifflin County in 1789.
Old (Stone) Arch Bridge Marker	Lewistown	Highlights early 19th-century infrastructure on the Harrisburg–Pittsburgh turnpike.
Three Locks Marker	Strodes Mills (US 22/522)	Notes the rare configuration of three adjacent canal locks and visible stone remnants.
Travel History Marker	East of Lewistown	Reflects on Mifflin County's role as a transportation hub for canals, railroads, and roads.

Source: Visions for the 21st Century, Mifflin County 2014 Comprehensive Plan



PARKS AND RECREATION

Overview

Mifflin County, due to its rural setting, provides a wide range of recreational options and resources at the state, county, municipal, and private levels, along with an expanding trail network. While the county owns only a limited amount of parkland, county planning efforts and partnerships are essential for improving recreation access and enhancing residents' quality of life.

State-Owned Recreation Facilities

STATE FORESTS

State forests offer a range of recreational activities to residents of Mifflin County, including but not limited to hiking, hunting, camping, and wildlife viewing.

Bald Eagle - Bald Eagle State Forest covers over 33,000 acres in Mifflin County and provides a variety of outdoor activities such as hiking, hunting, and scenic driving. It includes sections of the Mid-State Trail and several wild areas, making it a popular spot for outdoor enthusiasts.

Rothrock - Located mainly in Brown Township, Rothrock State Forest spans over 11,000 acres and is named after Dr. Joseph Rothrock, a pioneer in Pennsylvania forestry. The forest features rugged trails, scenic overlooks, and connections to the Mid-State and Link Trails, supporting activities like hiking, biking, and wildlife observation.

Tuscarora - Tuscarora State Forest spans Juniata and Mifflin Counties, covering over 36,000 acres of mountainous land and native trout streams. It provides year-round activities like hiking, fishing, and camping, and features scenic spots such as the Karl B. Guss Picnic Area and East Licking Creek.



STATE GAME LANDS

Game lands support hunting, hiking, and seasonal trail use. State Game Lands in Mifflin County include:

No. 88 - Situated in southern Mifflin and Juniata counties, this 6,940-acre game land is part of the Tuscarora Mountain Greenway. It supports hunting and wildlife habitat preservation.

No. 107 - Covering 7,122 acres across parts of Mifflin and Juniata counties, this area is situated along Black Log and Shade Mountains. The game land includes 15 miles of designated trails within the Juniata County section.

No. 113 - Smaller game land of 534 acres located solely in Mifflin County, providing limited yet accessible hunting grounds and wildlife habitat.

FISH AND BOAT COMMISSION SITES

The Pennsylvania Fish and Boat Commission (PFBC) maintains four public access areas across Mifflin County, mainly along the Juniata River, with one site on Tea Creek. The purpose of these sites is to provide access to fishing and boating opportunities for nearby residents.

Reeds Gap State Park

Aside from a small section of Poe Paddy State Park that crosses into Mifflin just south of Penn and Haines Township in Centre County, Reeds Gap State Park is the only state park entirely within Mifflin County, serving as an important recreational and natural resource for the county.

Park Overview

Reeds Gap State Park is a 220-acre park situated in Armagh Township on the eastern side of Mifflin County within New Lancaster Valley. The Bald Eagle State Forest surrounds it and



features a water body known as Honey Creek that flows throughout the park and is regularly stocked with trout by the PFBC.

Facilities

Picnic Areas

Hiking Trails with access to Bald Eagle State Forest

Fishing

Hunting

Wildlife Viewing

Role in Regional Recreation

The park acts as a trailhead for the Mid-State Trail and is close to other parks like Poe Valley and Poe Paddy State Parks in Centre County. It's also near Greenwood Furnace and Penn Roosevelt State Parks. This connection underscores Reed's Gap's key role in linking green spaces across the region and serving as a center for local tourism and outdoor recreation.



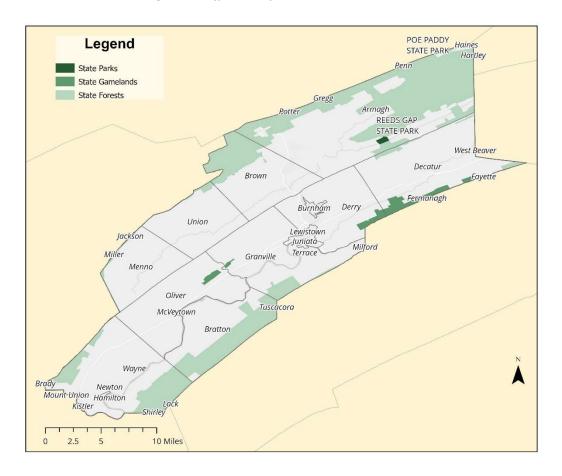


Figure 31: Mifflin County State Recreation Facilities

Source: Pennsylvania Association for Spatial Data Access (PASDA)



COUNTY AND MUNICIPAL PARKS

Municipal parks

Table 11: Mifflin County Municipal Parks

Park Name	Municipality	Amenities
Milroy Park	Armagh Township	2 multipurpose fields, 1 playground
Longfellow Playground	Bratton Township	1 multipurpose field, 1 basketball court
Bender Park	Brown Township	2 ball fields, picnic pavilions
Mifflin County Youth Park	Brown Township	Stage and buildings
Reedsville Playground	Brown Township	1 ball field, 1 basketball court, 2 playgrounds
Burnham Pool & Playground	Burnham Borough	Swimming pool, 1 ball field, 1 basketball court
Kishacoquillas Park	Derry Township	2 multipurpose fields, 5 ball fields, 2 basketball courts, 1 tennis court, miniature golf, camping area
Meadowfield Playground	Derry Township	1 ball field
Yeagertown Hilltop Playground	Derry Township	1 ball field
Malta Park	Granville Township	2 multipurpose fields, 2 ball fields, 1 basketball court



	6 W T 11	4 10 6 11 6
Memorial Park	Granville Township	1 multipurpose field, 2 ball fields, 2 basketball courts
Juniata Terrace Playground	Juniata Terrace Borough	1 ball field, 1 basketball court
East End Playground	Juniata Terrace Borough	1 playground
West End Playground	Juniata Terrace Borough	1 playground
Kistler Borough Park	Kistler Borough	1 ball field, 1 basketball court
Kistler Borough Farm	Kistler Borough	2 multipurpose fields
Green Acres	Lewistown Borough	3 ball fields
Woodlawn Playground	Lewistown Borough	1 tennis court, 1 playground
Lewistown Recreation Park	Lewistown Borough	3 multipurpose fields, swimming pool, 3 ball fields, 2 basketball courts, 3 tennis courts, 1 volleyball court, 1mi walking trail
Victory Park	Lewistown Borough	Fishing pier, boat launch
Fifth Ward	Lewistown Borough	1 multipurpose field
McVeytown Community Park	McVeytown Borough	1 playground
Allensville Playground	Menno Township	1 ball field, 1 basketball court, 2 playgrounds, 1 volleyball court



Newton Hamilton Playground	Newton Hamilton Borough	1 ball field, 1 basketball court, 1 playground
Rothrock Playground	Oliver Township	2 ball fields, 2 basketball courts, 1 playground
Belleville Playground	Union Township	4 ball fields, 1 basketball court, 2 playgrounds, 1 volleyball court
Wayne Township Park	Wayne Township	1 ball field, 1 playground

Source: Juniata/Mifflin County, Greenway, Open Space and Rural Recreation Plan

Private recreation facilities

There are 43 acres of private parks within the county. These include parks owned and operated by community organizations, churches, and private entities that offer recreational facilities such as ball fields, playgrounds, and picnic areas. Examples include, but are not limited to:

- Burnham Lions Club
- Maitland Brethren Church Park
- Siglerville Ballfield
- Sherwood Park
- Holy Communion Lutheran Church
- Paintersville Christian Church



TRAILS AND GREENWAYS

Mifflin County's trail network includes both official and informal paths, with room for expansion and better connectivity. The county aims to create a comprehensive greenway and trail system that links natural, cultural, and recreational resources across the region.

Existing trails

The Juniata River and its tributaries inspire a network of trails that connects the heart of downtown Lewistown to local parks, rural ridgetops, and waterfronts. Formerly known as the Juniata River Trail Project, Two Chief Trail is made up of four trail segments that add up to just under 3-miles. Table 12 outlines the segments that make up Two Chief Trail and their current conditions and features. The county's active transportation plan outlines possible expansions for the network away from the riverfront and into local communities, such as Reedsville and Locust Campground. The county is currently studying an expansion of the Kish RiverWalk, the Juniata Riverfront, that will connect Victory Park to the Stone Arch bridge at Jack's Creek.

Table 12: Two Chief Trail Existing Segments

Two Chief Trail Segment	Current Conditions and Features
Victory Park Walking Trail	.21 miles South Juniata Street to River Access Road
	1 boat launch, benches, shade trees
Kish RiverWalk	.21 miles Connects the Rec Park Loop to Victory Park
Downtown Connector	.23 miles



	On-street
	Connects Kish RiverWalk to Victory Park
	.72 miles
Rothermel Trail	Connects Victory Park Walking Trail to Crystal Springs Avenue
	.49 mile extension under construction as of 2023

Source: Mifflin Moves! The Mifflin County, PA Active Transportation Plan

Between Juniata and Mifflin County, there are 151-miles of State Forest greenways. These trails guide hikers, bikers, and equestrians through the Appalachian Mountain. Two of the most prominent greenways in Mifflin County are the Mid-State Trail and the Towpath Trails, also known as the Lewistown Narrows. The Mid-State Trail is a long-distance hiking trail that passes through Rothrock and Bald Eagle State Forests, with trailhead access near Milroy and Reeds Gap. A 72-mile trail, appropriately named the Link Trail, connects the Mid-State Trail to the Tuscarora Trail; 8 of these miles traverse through the Rocky Ridge Natural Area in Mifflin County. The Towpath Trail is a restored section of the historic Pennsylvania Canal towpath, linking Canal Park to the Juniata River public access area. Table 13 provides a full list of the greenway trails found in Mifflin County.

Table 13: Existing Mifflin County Greenway Trails

Other Trails/Greenways/Blueways	Comments
Mainline Canal Greenway	Along the Juniata River
,	41 miles in Mifflin County
Mid-State Trail	Traverses Bald Eagle State Forest
White Mountain Ridge Trail	Traverses White Mountain Wild Area



	Along Strong Mtn. ridge
Bald Eagle State Forest Trails	
Coxes Valley Trail	Along Thick Mtn. ridge
Summit Trail	Borders White Mountain Wild Area
Strong Mountain Trail	
High Mountain Trail	
Red Ridge Trail	
High Top Trail	
Bear Gap Trail	
Long Path	
Wolf Gap Trail	
Middle Ridge Trail	
Reeds Gap State Park Trails	
Reeds Gap Spur Trail	
Honey Creek Trail Loop	Connects to Poe Valley State Park (18
Blue Jay Trail Loop	miles)
Flicker Path	
Rothrock State Forest Trails	
Link Trail	
Spruce Mountain Trail	
Indian Trail	
Pig Pile Trail	
Bigelow Trail	



Sassafras Trail	
B.R. & S. Trail	
Ben Jacobs Trail	
Mutterbaugh Trail	
Chestnut Trail	
Bush Ridge Trail	
Tuscarora State Forest Trails	
Flat Trail	
Whitsel Trail	
Carlisle Gap Trail	
Link Trail and Greenway	Along Huntingdon/ Mifflin Co. border Connects to Greenwood Furnace S.P. and Rocky Ridge Natural Area in Huntingdon Co. Traverses Rothrock S. F. and S.G.L. 112

Source: Greenway, Open Space, and Rural Recreation Plan



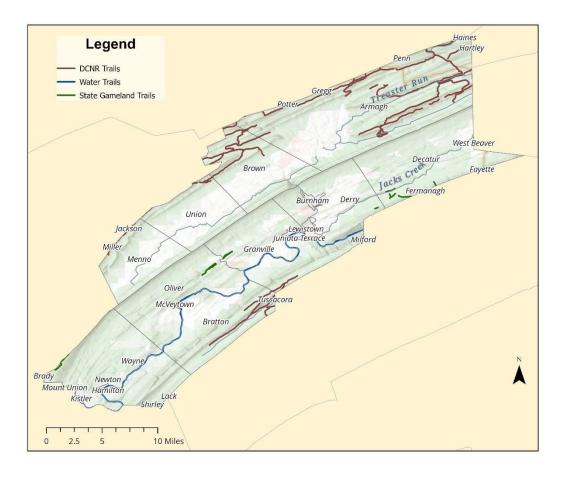


Figure 32: Mifflin County Existing Trail Network

Source: Pennsylvania Association for Spatial Data Access (PASDA)

Trail types and uses

Mifflin County's formal and informal trails are used for a variety of recreational activities such as:

- Hiking
- Biking
- Equestrian
- Snowmobiling
- Water Trails



Trail development goals

- Create a connected greenway and trail system across Mifflin and Juniata Counties.
- Link parks, schools, natural areas, and town centers.
- Promote health, tourism, and environmental stewardship.
- Address barriers such as land ownership, funding, and infrastructure gaps.

RECREATION PROGRAMS AND PARTNERS

Community organizations

<u>United Way of Mifflin-Juniata:</u> Supports youth programs, summer playgrounds, and after-school activities.

Juniata Valley YMCA: Facilities for swimming, fitness, youth sports, and wellness programs, as well as hosting the Silver Sneakers program for seniors.

Communities That Care: Offers youth development and prevention programs.

School districts

PUBLIC SCHOOLS

The Mifflin County School District is the primary public school system for most students in the county. Students living in Wayne Township, Kistler Borough, and Newton Hamilton Borough attend Mount Union Area School District in Huntingdon County. Mifflin County Career and Technology Center (MJCTC), located in Lewistown, serves students in grades 10–12 from 5 school districts in Mifflin and Juniata Counties.

PRIVATE SCHOOLS

Mifflin has several private schools, including many small ones that serve the county's Catholic, Mennonite, and Amish communities. Overall, there are 24 private schools in



Mifflin County for the 2025 school year. The largest private school is Belleville Mennonite School, which offers a pre-K-12, Christ-centered education and Biblical worldview, marketed to local Mennonite families.

Other notable schools include Mifflin County Christian Academy in Maitland, which offers a pre-K-12 Christian education focused on Baptist beliefs, and the Sacred Heart of Jesus School, a Catholic institution that serves K-5 students.

Youth programs

Mifflin County provides programs targeting youth and families, aimed at encouraging active and healthy lifestyles. The primary focus for youth programs is local sports leagues. In the county, organized activities are available in baseball, softball, soccer, and basketball, offering structured active learning opportunities for children and teenagers. During the summer, many municipalities host supervised playground programs, giving children a safe place to enjoy games and outdoor activities under trained staff supervision.

Swimming opportunities are available through public pools and the local YMCA, which provide swim lessons and open swim sessions. These facilities promote both water safety and recreation. In addition to athletic programs, Mifflin County supports organizations focused on youth development, such as the Boy Scouts, Girl Scouts, and 4-H. These groups offer outdoor education and hands-on learning experiences. There is also a strong presence of agricultural youth programs like Future Farmers of America (FFA) chapters and active 4-H clubs that reflect the county's rural character.

CURRENT FUNDING STRATEGIES FOR PARKS AND RECREATION



Mifflin County's parks and recreation system relies on a "patchwork" of funding sources, partnerships, and volunteer efforts. Since there is no official parks department, most recreation services are offered at the municipal or community level.

State and federal grants

- The Keystone Recreation, Park, and Conservation Fund (Keystone Fund): This program is one of Pennsylvania's most impactful environmental and community investment initiatives. Established in 1993, it has helped preserve natural spaces, improve public parks, restore historic sites, and support libraries across the state. Additionally, the Keystone Fund promotes the development and enhancement of trail networks, greenways, and recreational areas facilities.
- Department of Conservation and Natural Resources Community Conservation
 Partnerships Programs (C2P2): Used for planning, land acquisition, and facility development.
- Municipal Contributions: Local governments fund park maintenance and summer programs, often with limited budgets and reliance on volunteers. The municipal public works department typically handles the upkeep of parks.

Public-private partnerships

Various community partners, grants, individuals, and local businesses provide financial support for many recreational programs in the county. Strong relationships that currently back these programs include:

YMCA



- United Way
- Local businesses (i.e. sponsorships for youth leagues)

Additionally, there is the Protecting Employees Enabling Reemployment (PEER) grant, which is a grant initiative designed to study regional recreation and explore the potential for sharing staffing and services among different organizations to support local parks and recreation services.

User fees and rentals

There are two main sources of funding seen across the county: fee and rental strategies, examples include:

- Facility rentals (i.e., pavilions, fields)
- Program fees (i.e., YMCA memberships, Lion's Den classes)

Volunteerism and in-kind support

Mifflin County is supported by two types of in-kind support:

- Volunteers maintain parks, coach youth sports leagues, and run recreational programs.
- Civic groups contribute labor and materials for community events.

Hotel tax revenue

The Juniata River Valley Visitors Bureau is funded by a hotel tax on room stays, which supports local rural recreation and tourism efforts.



POTENTIAL FUTURE STRATEGIES

Mandatory Dedication Ordinances: Require developers to contribute land or fees for development designated to support parks.

Regional Recreation Authority (Following PEER Grant Study): Shared staffing and funding across municipalities.

Land Trust Partnerships: Used to support conservation easements and trail corridors.

Reeds Gap Revitalization: Initiate a "Friends of Reeds Gap" group to support reinvestment and programming to revitalize park facilities.

Strategic Goals

- Preserve rural character through farmland and open space conservation.
- Connect communities via greenways, trails, and safe routes to schools.
- Promote year-round recreation for all ages and abilities.
- Leverage partnerships to maximize resources and impact.
- Continue to invest in recreation as a tool for economic development and public health.



UTILITIES

Public Sewer Service

OVERVIEW

Approximately 63% of all housing units in the county are currently connected to public sewer systems. This infrastructure is vital for maintaining the area's sanitation. The remaining 37% of homes depend on on-lot disposal systems (OLDS). Collectively, they generate an estimated 1.57 million gallons of sewage annually.

The distribution of service coverage and knowledge shown in this document is based on the Mifflin County 2008 Public Sewer Plan although several notable upgrades have been completed since then. For example, Granville Township recently completed a major system upgrade project in Hawstone, a community that previously suffered from drinking water contamination. The 2008 plan combines all municipal Act 537 plans within the county into one comprehensive strategy. More importantly, it is designed to align with the County's broader goals for economic development and land use. This strategy promotes sustainable growth and development across Mifflin County.

Municipal sewer service areas

Table 14: Municipal Sewer Service Areas

Municipality	Treatment Provider	Capacity (GPD)	Notes
Armagh Township	Brown Township WWTP	600,000	935 residential, 61 business users
Brown Township	Own WWTP	600,000	Plans to expand to 900,000 GPD
Burnham Borough	Own WWTP	640,000	Serves Burnham + part of Derry Twp



Derry Township	Lewistown & Burnham WWTPs	N/A	2,279 residential, 78 non-residential
Decatur Township	No public sewer	N/A	OLDS only; management program in place
Granville Township	Junction & Strodes Mills SBR Plants	566,000 total	Serves Juniata Terrace, Strodes Mills
Lewistown Borough	Own WWTP	2.82 million	Serves Lewistown, Derry, part of Granville
McVeytown Borough	Own WWTP	85,000	Small system, planned upgrades
Union Township	Own WWTP	650,000	Uses reed beds for biosolids
Wayne Township	Own WWTP (to be decommissioned)	12,000	Scheduled for closure in 2009
Mount Union Borough	Serves Kistler & Wayne Twp (via Shirley)	1.1 million	7 pump stations, 461 EDU expansion

Source: Mifflin County Public Sewer Plan

Treatment and Compliance

In line with the Chesapeake Bay Agreement, all major facilities in the county are either planning, implementing, or have already completed upgrades to meet nutrient reduction targets. These upgrades include biological nutrient removal, chemical phosphorus removal, and plant expansions.

Estimated costs for upgrades to facilities across the county are as follows:

Lewistown: \$31 million

Granville: \$21 million

• Burnham: \$6 million



• Brown Township: \$3.4 million and an additional \$900K for phosphorus

McVeytown: \$1 million

• Union Township: \$4 million

• Wayne Township: \$7.5 million

Stormwater Management

SYSTEM CHARACTERISTICS

Mifflin County's stormwater system mainly consists of a Municipal Separate Storm Sewer System (MS4), but older boroughs like Burnham and Lewistown have legacy combined systems. Several issues are affecting systems across the county. Over 40 stormwater problem areas and obstructions have been identified, including:

- Undersized culverts and bridges
- Streambank erosion
- Flood-prone roads and pump stations
- Inadequate conveyance in rural areas

Planning and Regulation

ACT 167 STORMWATER MANAGEMENT PLAN (2010)

In 2010, Mifflin County adopted a county-wide Stormwater Management Plan under Pennsylvania's Act 167. The plan was designed to address all issues related to stormwater runoff, infiltration, and inflow. These issues specifically focused on the expected population growth based on projections at the time, which would lead to more development and increased impervious surfaces like roads, rooftops, and parking lots. The plan applies to the entirety of Mifflin County, including all watersheds within its boundaries. Its goal was to



establish a regulatory framework for managing stormwater impacts across all municipalities in Mifflin County.

A key part of the plan is the hydrologic modeling of existing watersheds within Mifflin County, including the Juniata River and Jacks Creek. These models simulate how water flows through the landscape during different weather events. They help predict how land use changes affect runoff volume and peak flows. The results then serve as a basis for setting peak discharge control standards for future storm events, including 2, 10, 25, 50, and 100-year storms. By maintaining pre-development runoff rates, the plan aims to reduce the risk of downstream flooding and, consequently, infrastructure damage.

The plan requires developers to manage stormwater through infiltration and reuse, ensuring runoff is absorbed into the ground or used on-site instead of being discharged directly into streams. This stormwater management approach not only decreases the total volume of runoff but also helps recharge groundwater and filter pollutants.

The plan aligns with earlier standards established by the Pennsylvania Department of Environmental Protection (PADEP). By adhering to these standards, Mifflin County ensures that local rules meet or exceed state water quality requirements. A model ordinance was created to help municipalities adopt uniform regulations. All of the 16 municipalities within the county have adopted Act 167.

Design Standards

Mifflin County's stormwater management plan prioritizes protecting natural resources by establishing a set of design standards. These standards focus on low impact development (LID). This approach aims to mimic natural hydrology and minimize the environmental impact of new construction.

LID encourages developers to save vegetation, limit land disturbance, and include green infrastructure like rain gardens, bioswales, and permeable pavements in all future



developments. These practices help manage runoff, lower peak flows, and enhance water quality. The current model's ordinance supports LID by providing a Small Project Application process, making compliance easier for small developments while still requiring stormwater management controls.

To protect water quality and aquatic ecosystems, the plan requires riparian buffers of at least 50 feet from the edge of stream banks. Within these buffers, land disturbance is limited, and woodland clearing is discouraged unless done under a certified woodland management plan.

For any new impervious surface larger than 5,000 square feet, developers must infiltrate 1 to 2 inches of runoff on-site. This requirement aims to reduce the stormwater volume entering the drainage system and support groundwater recharge. Infiltration can be achieved through systems like infiltration trenches or naturally by preserving open space and using vegetation.

Maintenance

To ensure stormwater system performance meets current requirements, municipalities are encouraged by the county to conduct routine inspections and maintenance regularly.

These inspections should ideally be done annually to evaluate the condition and functionality of each municipality's stormwater facilities.

Municipalities are also encouraged to require maintenance agreements for privately owned systems and explore shared services for inspections and maintenance to ensure consistent enforcement throughout the county.

Water Supply

PUBLIC WATER SYSTEMS



Public water systems in Mifflin County serve urban areas like Lewistown, Burnham, and parts of Derry and Granville townships. The water supply comes from the Laurel Creel Reservoir, which covers 67 acres and has a capacity of 4,080 acre-feet.

PRIVATE WELLS

Private wells are common in rural areas of the county and especially in unserved townships (such as Decatur, Menmo). The primary risks to the water supply in the county come from malfunctioning septic systems and agricultural runoff. Some rural wells have shown contamination from fecal coliform due to failing on-lot sewage disposal systems (OLDS).

On-Lot Sewage Disposal (OLDS)

SYSTEM OVERVIEW

Many municipalities in Mifflin County have taken steps to manage and maintain OLDS due to their impact on public health and water quality. These efforts help ensure septic systems operate correctly, lower the risk of failure, and prolong the life of existing infrastructure. Three municipalities have established official programs:

Table 15: Municipalities Utilizing OLDS Programs

Municipality	Program Details
Decatur Township	Mandates routine inspection, maintenance, and pumping of septic systems on a regular schedule.
Armagh Township	A 10-zone inspection and pumping program, which divides the township into manageable service areas. Each zone is scheduled for inspection and required pumping on a rotating basis to ensure that all systems are reviewed with a set cycle.
Derry Township	Adopted an ordinance requiring regular inspection, maintenance, and pumping of all OLDS. This program is part of a broader strategy that includes expanding public sewer service where feasible.

Source: Mifflin County Public Sewer Plan



Countywide Usage and Challenges

Given the rural nature of Mifflin County, a significant portion of households rely on OLDS (37%). OLDS presents several management challenges, such as:

- High failure rates in marginal soils
- Lack of programs and/or enforcement in some townships
- Septic sprawl in rural subdivisions

Existing Recommendations

- 1. Implement countywide OLDS education and inspection programs.
- 2. Institute regional septage management facilities.
- 3. Require easements for areas needing replacement.



mifflincountypa.gov





Future Character Area Definitions

Character Area	Village Center		
Purpose: Areas that feature a development pattern combining residential and commercial uses. These areas include both older neighborhoods and main streets built prior to the creation of zoning codes that mandated the separation of land uses. Additionally, new construction has been constructed in these areas to introduce more walkable and/or transit-friendly development patterns into previously suburban areas.			
Found in: Brown Township	Found in: Brown Township, Derry Township, Juniata Terrace Borough, Lewistown Borough, McVeytown Borough, Menno Township, Milroy Borough, Newton Hamilton Borough, Oliver Township, Union Township		
Growth Potential	Existing Village Center areas are built out with duplexes, apartments, and commercial uses on small lots. Redevelopment and infill mixed-use development in older, previously suburban commercial areas represents the best opportunity for the construction of new housing and commercial spaces		
Housing	 Single-family detached Single-family attached (i.e., townhouses, duplexes, triplexes). Apartments (including units over retail) Accessory dwelling units 		
Economic Development	 Local and regional scale retail and commercial services Institutional buildings and services (churches, medical facilities) Entertainment facilities (i.e., theaters, art studios, etc.) Infill/redevelopment of vacant and underutilized buildings and lots 		
Infrastructure	 Public water and sewer exist Reliable telecommunication infrastructure Local parks and recreational spaces 		
Transportation	 Medium and high-volume roadways State highways that serve through traffic and the movement of goods Sidewalks and alleys exist Traffic calming features (bump-outs, raised pedestrian crossings, lead pedestrian intervals, etc.) Paved shoulders, Connection to existing trail network within proximity 		
Design	 Building height and design match existing development and community patterns Limited setbacks in downtown areas On-street, alley, parking lots or garages, or parking in the rear of buildings Public amenities (i.e., benches, bike parking, trash receptacles, etc.) Variety of street-level facades and windows 		



Character Area	Village Residential	
Purpose: Residential areas that are pedestrian-friendly with smaller setbacks and served by public infrastructure. Residential uses tend to be on		
smaller lots and inclu	ide a wide variety of housing types, like duplexes and rowhouses.	
Found in: Armagh Township, Bratton Township, Derry Township, Granville Township, Juniata Terrace Borough, Kistler Borough, Lewistown Borough,		
McVeytown Borough	, Milroy Borough, Newton Hamilton Borough, Oliver Township, Union Township, Wayne Township	
	These areas are mostly developed with little to no undeveloped land. Growth would be confined to small-scale uses such as	
Growth Potential	home-based businesses and accessory dwelling units. There might also be opportunities to redevelop vacant commercial and	
	industrial sites into residential or mixed-use developments.	
	Single-family detached	
Housing	Single-family attached (I.e., townhomes, duplex, triplex, etc.)	
	Apartments, including conversion apartments	
	Community-level (locally owned) commercial retail and services	
Economic	Home-based businesses	
Development	Institutional buildings and services (churches, post office, emergency services)	
	Infill/development of vacant and underutilized lots	
	Public water and sewer	
Infrastructure	Variable telecommunication infrastructure depending on location	
	Local parks and recreation areas	
	Locally owned or privately owned roads internal to developments	
	Minor/Major collectors that provide connections between developments and through traffic	
	Paved Shoulders	
Transportation	Sidewalks	
Transportation	Traffic calming features (bump-outs, raised pedestrian crossings, etc.)	
	Alleys	
	ADA accommodations at intersections	
	Possible connections to parks and recreation facilities	
	Building heights are consistent with surrounding development patterns and trends	
Design	Setbacks are limited in high-density downtown areas, matching existing development patterns	
Design	On-street, alley, separate parking lots or structures, parking in rear of buildings along alleyways	
	Public amenities (i.e., benches, bike parking, trash receptacles, streetscape, etc.)	



Character Area	Suburban Residential	
Purpose: Primarily low-density residential areas served by public infrastructure, built adjacent to large population centers.		
Found in: Armagh Tow	nship, Brown Township, Burnham Borough, Derry Township, Granville Township, Lewistown Borough, Wayne Township	
Growth Potential	Suburban residential areas tend to be primarily built out and have little to no undeveloped land. Future growth is expected to	
	be limited, mainly consisting of small-scale uses, such as home-based businesses and accessory dwelling units.	
Housing	Single-family detached	
	Accessory dwelling units	
Economic	Urban Agriculture	
development	Home-based businesses	
development	Institutional buildings and uses (Schools, Churches, etc.)	
	Public Water	
Infrastructure	Modern telecommunication infrastructure	
	Localized and regional parks	
	Minor / Major Collector roadways	
Transportation	Arterial roadways are typically designed to carry traffic	
Transportation	Paved shoulders	
	Sidewalks	
	Varying lot sizes typically depend on infrastructure availability.	
Design	Moderate levels of disturbance for new construction, with stormwater infrastructure developed to capture runoff	
	Building heights match existing development patterns in the area	
	Setbacks vary based on community character and zoning requirements	
	Utilities are underground and designed to blend with the surroundings	
	Parking is typically on-street or utilized by individual driveways	



Character Area	Commercial		
Purpose: These areas feature a concentration of commercial uses, served by public infrastructure, oriented towards meeting the daily needs of			
residents, such as grocery stores, banks, and box store retailers. The development pattern here is strongly oriented towards single-use, low-rise			
	retail buildings featuring large setbacks from the street and surface parking lots.		
Found in: Armagh Tow	nship, Brown Township, Burnham Borough, Derry Township, Granville Township, Lewistown Borough, Wayne Township		
	Growth in this area will include the expansion of commercial services to benefit the surrounding community (Grocery		
Growth Potential	stores, medical facilities.). There is also high potential for new commercial development to take advance of the		
	transportation infrastructure available in these areas, like hotels, restaurants, and retail		
Housing	Residential uses are very limited in the commercial area		
	Apartments or Townhomes		
	Larger box store retailers		
Economic	Mixed Use		
development	Entertainment facilities (theatres, restaurants)		
	Infill/redevelopment of vacant and underutilized commercial sites		
Infrastructure	Public water and sewer infrastructure		
iiiiastiuctuie	Modern telecommunication infrastructure		
	Medium to high volume roadways providing access		
Transportation	State highways to serve through traffic, movement of goods and connectors		
Transportation	Sidewalks connecting buildings on site		
	ADA Accommodations		
	Large Lot sizes with possibility of out parcel development		
	Varying building heights depending on zoning districts		
Design	Adequate on-site parking/circulation provided for efficient traffic flow		
	Lighting intensity and overflow to adjacent properties limited		
	Large setbacks from the street to enhance compatibility with surrounding uses		
	Screening and buffering used to improve land use compatibility		



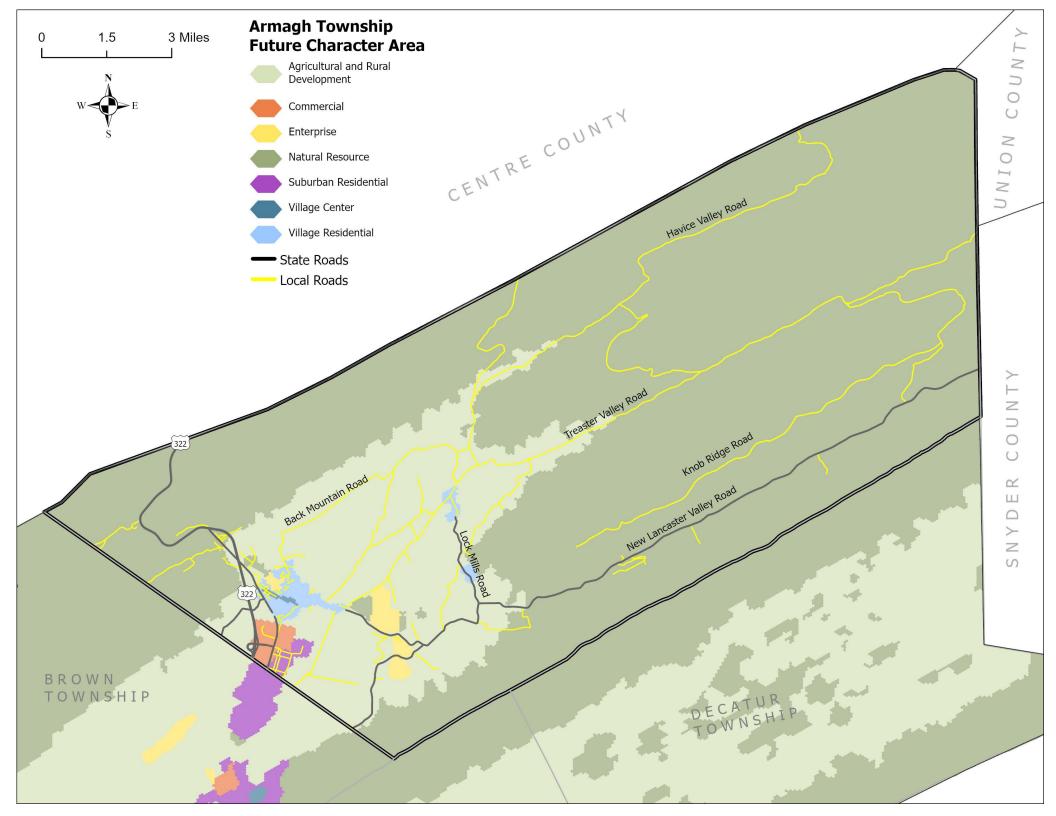
Character Area	Enterprise	
Purpose: Areas tailored to support a diverse range of enterprises, from manufacturing and light industrial operations to commercial		
and hospitality uses		
Found in: Armagh To	wnship, Brown Township, Burnham Borough, Decatur Township, Derry Township, Granville Township, Juniata	
· ·	ewistown Borough, Menno Township, Oliver Township, Union Township,	
Terrace Doutevaru, L	ewistown borough, Menno Township, Otiver Township, Officir Township,	
Growth Potential	Future growth will include expansions of existing facilities and the redevelopment of old vacant properties with similar	
	uses and updated infrastructure, as well as new development concentrated along U.S. 322. Older locations adjacent to	
	major population centers will also be candidates for redevelopment into residential or mixed-use properties.	
Housing	Residential uses tend to be not appropriate adjacent to the most intense uses in the Enterprise Area	
riouomg	The shadh that a be not appropriate adjacent to the most intende accent the Enterprise Area	
Economic	Regionally oriented industrial and commercial services	
Development	Most intense industrial uses near major routes (U.S. 322, 522)	
	Redevelopment of vacant/underutilized properties	
Infrastructure	Public water and sewer	
	Modern telecommunication infrastructure	
Transportation	Moderate or large-sized, medium to high volume, paved roads	
	State highways to serve through traffic and movement of goods	
	Sidewalks connecting buildings on site	
Design	Minimum Lot size: 1 acre (aligns with requirements in Granville Twp. Industrial Zoning District)	
	Maximum building heights in accordance with municipal zoning districts (I.e., 150 feet in Granville Twp. Industrial	
	District)	
	Setbacks in accordance with municipal zoning districts	
	Screening and buffering are used to improve land use compatibility Adamysts on site positions design provided for large valuings.	
	Adequate on-site parking/circulation provided for large vehicles Lighting intensity and everylow to adjacent properties are restricted.	
	Lighting intensity and overflow to adjacent properties are restricted.	

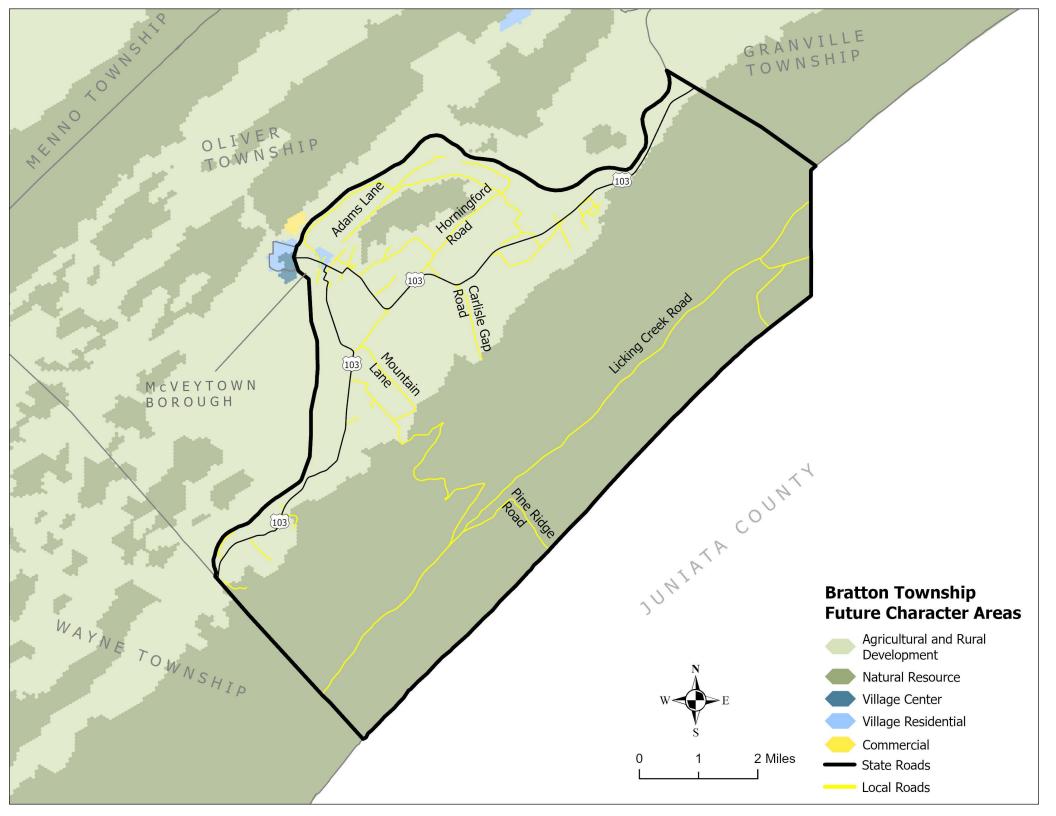


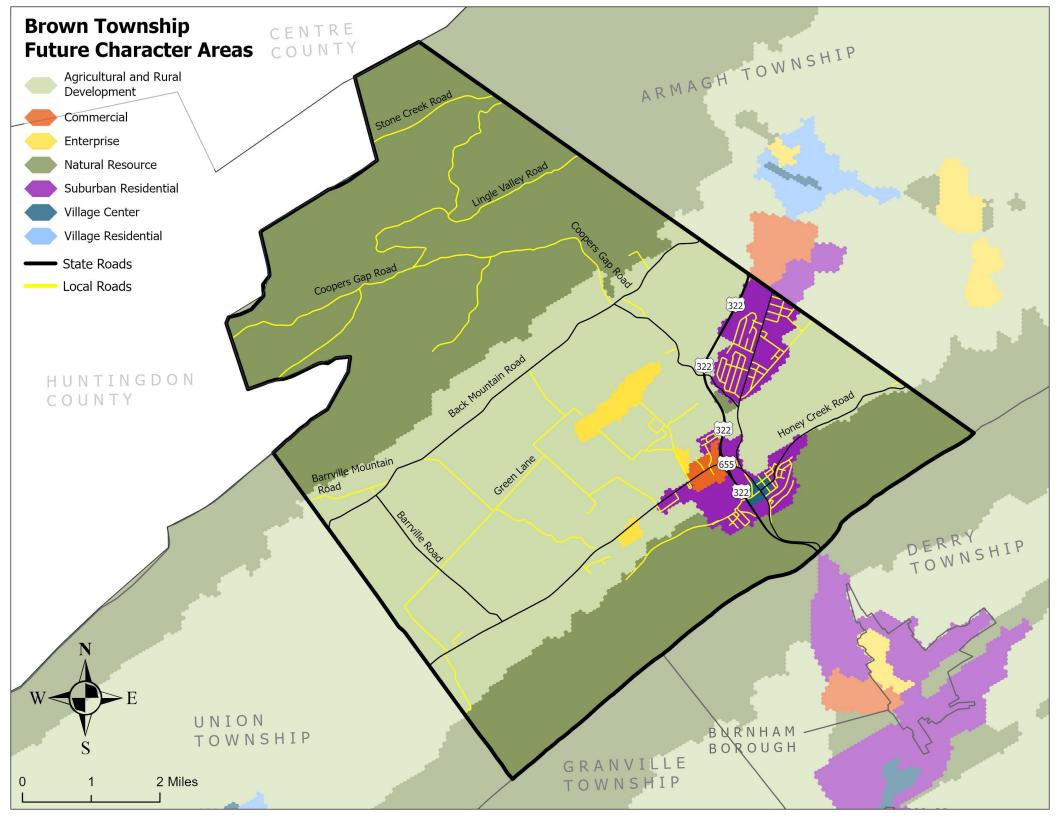
Character Area	Natural Resource Area
opportunities, and pr slopes, stream corrid Found in: Armagh To	ften permanently preserved and designed to recharge groundwater, reduce floods, filter air, offer recreational rotect important plant and animal habitats. These areas include parks and nature preserves, wooded steep ors, and privately owned woodlands (state parks, state forests, state game land) wnship, Bratton Township, Brown Township, Burnham Borough, Decatur Township, Derry Township, Granville rough, Menno Township, Oliver Township, Union Township, Wayne Township
Growth Potential	Growth in this area is usually very limited to protect sensitive natural ecosystems and the rural feel. It mainly includes infrastructure and development that support open spaces and recreation, like parking lots, restrooms, pavilions, and off-road trails. There is also allowance for additional growth on private land, which can include timber harvesting, farming, and standalone single-family homes or seasonal cabins.
Housing	Residential development tends to be limited to single family homes and seasonal cabins
Economic Development	 Parks and recreation amenities Small-scale commercial development often focuses on serving outdoor recreation (i.e., rentals, food stands) Environmental education support services Forestry Agriculture Seasonal cabins Detached single-family homes
Infrastructure	 On-lot sewer and water Limited telecommunications infrastructure Parks and trails
Transportation	 Locally Owned/ Low Volume Roads Paved shoulders to accommodate pedestrians, cyclists, and horse/buggy Off-road trails
Design	 New structures are designed with a low profile to avoid significant visual impact on natural landscapes Preservation of mature trees and existing vegetation should be encouraged wherever feasible

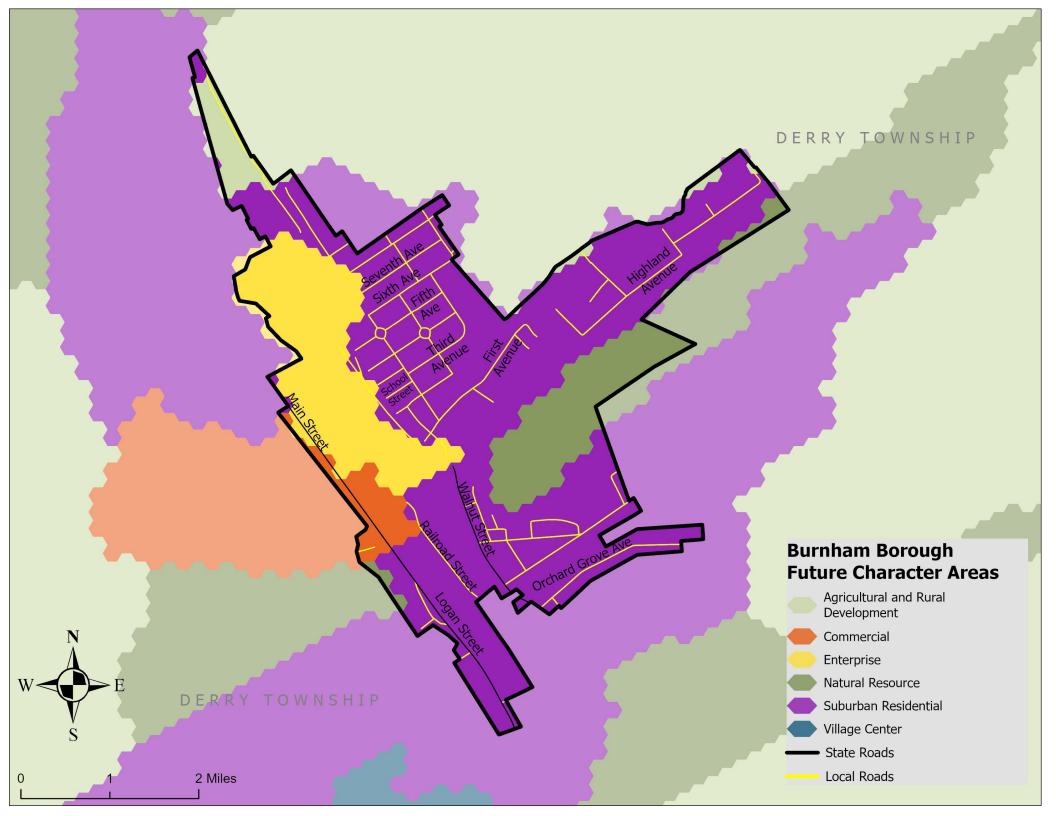


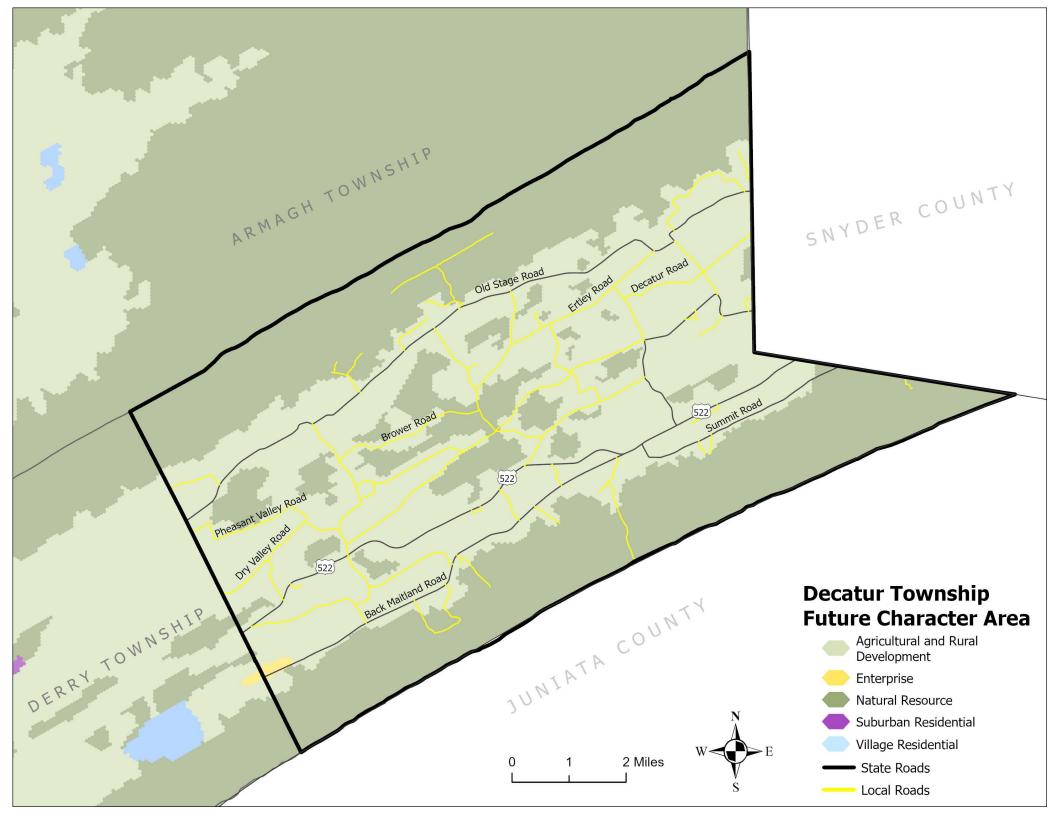
Character Area	Agricultural and Rural Development	
Purpose: Primarily agricultural landscapes with limited infrastructure, characterized by scattered low-density residential and commercial development that is serviced by on-lot water and sewer infrastructure. Found in: All municipalities (Armagh Township, Bratton Township, Brown Township, Burnham Borough, Decatur Township, Derry Township, Granville Township, Juniata Terrace Borough, Kistler Borough, Lewistown Borough, McVeytown Borough, Menno Township, Milroy Borough, Newton Hamilton Borough, Oliver Township, Union Township, Wayne Township)		
Growth Potential	These areas can only accommodate low-density residential (single-family detached dwellings), with limited residential and commercial growth, due to a lack of infrastructure (water/sewer) and the predominance of agricultural land uses. In specific areas, some businesses, both in-home and freestanding, as well as institutional uses, such as churches, can also be found in these areas. The rural development area has the most land available for development, although growth should be managed accordingly to maintain the rural feel in this area.	
Housing	 Single Family Detached Accessory dwelling units for family members and farm labor 	
Economic Development	 Agriculture, including on-farm accessory businesses (farm stands) Forestry Agriculture support businesses (farm stands, equipment repair, or feed/seed supply) Agritourism Home occupations Institutional buildings and uses 	
Infrastructure	 On-lot sewer and water Variable telecommunication infrastructure depending on the provider's service areas Parks and trails 	
Transportation	 Locally owned, lower-volume roadways Wide / Paved shoulders to accommodate pedestrians, cyclists, and Horse & Buggy traffic State highways to accommodate through traffic and movement of goods Off-road trails 	
Design	 Lot sizes that can accommodate on-lot water and sewer infrastructure per PA Department of Environmental Protection requirements Conservation practices adopted to avoid pollutant discharge, especially from farm operations New structures are designed with a low profile to avoid significant visual impacts on the agricultural landscape. Subdividing is limited in number and size to minimize loss of prime agricultural soil or natural ecosystems (standards included in Ag Zoning District for municipal ordinances) 	

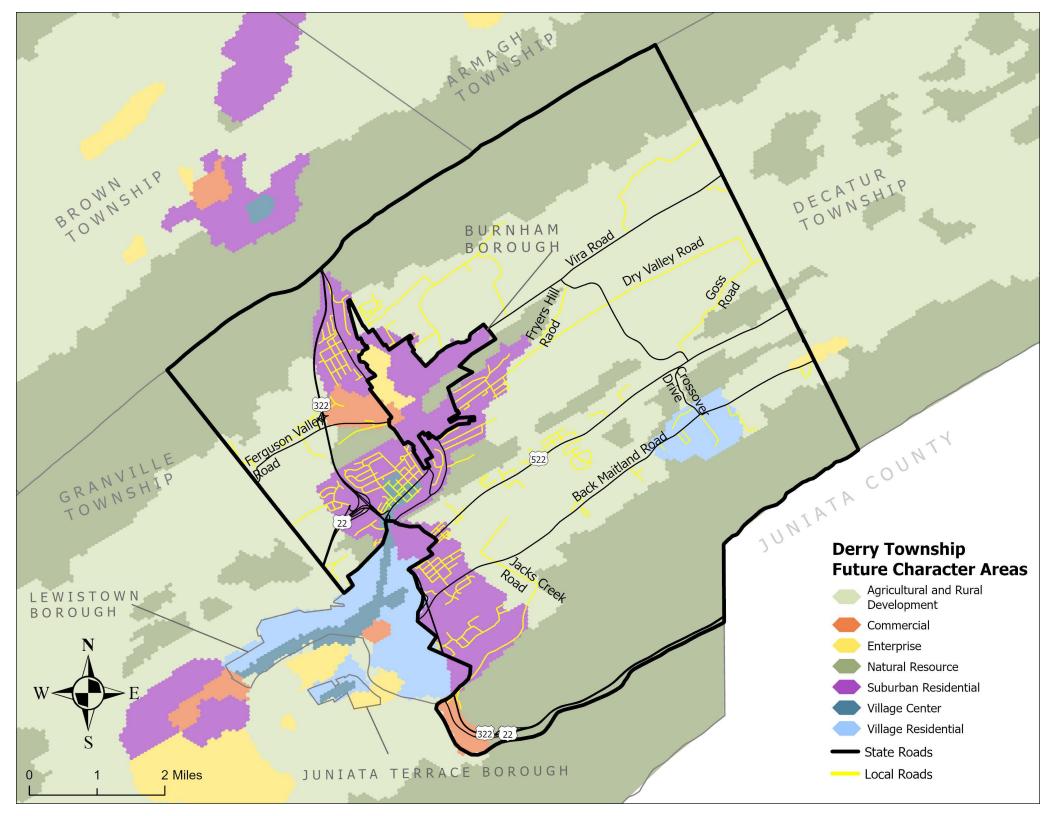


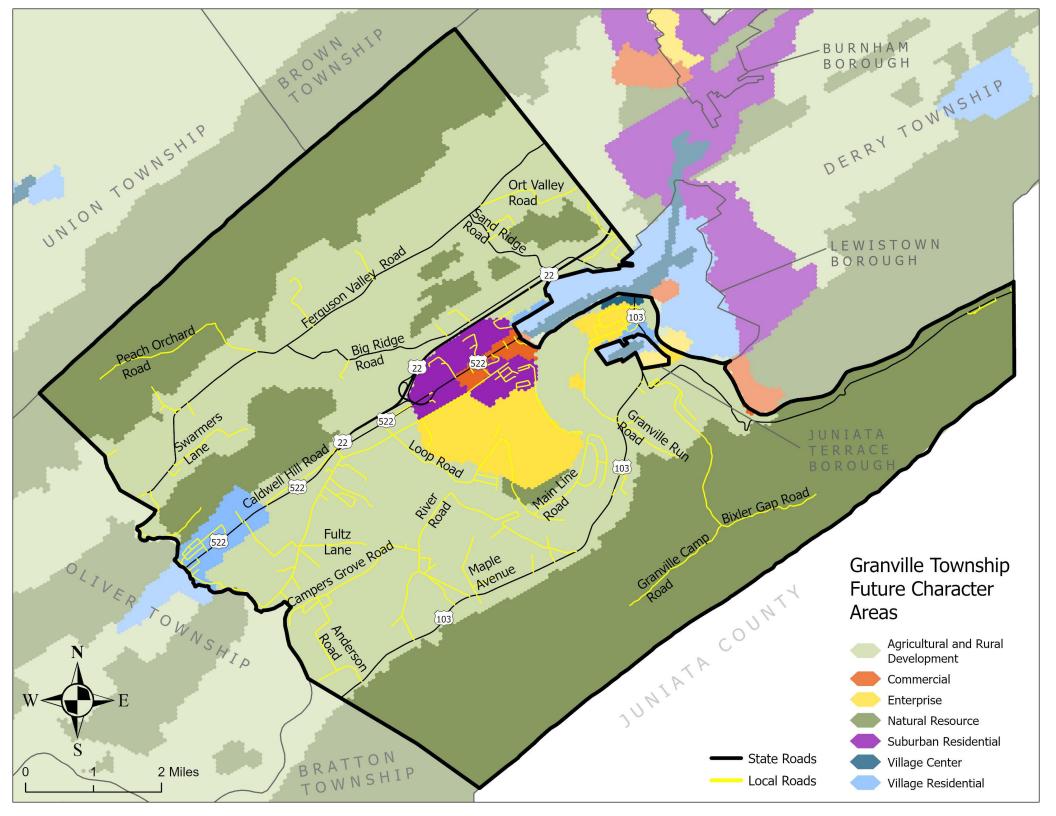


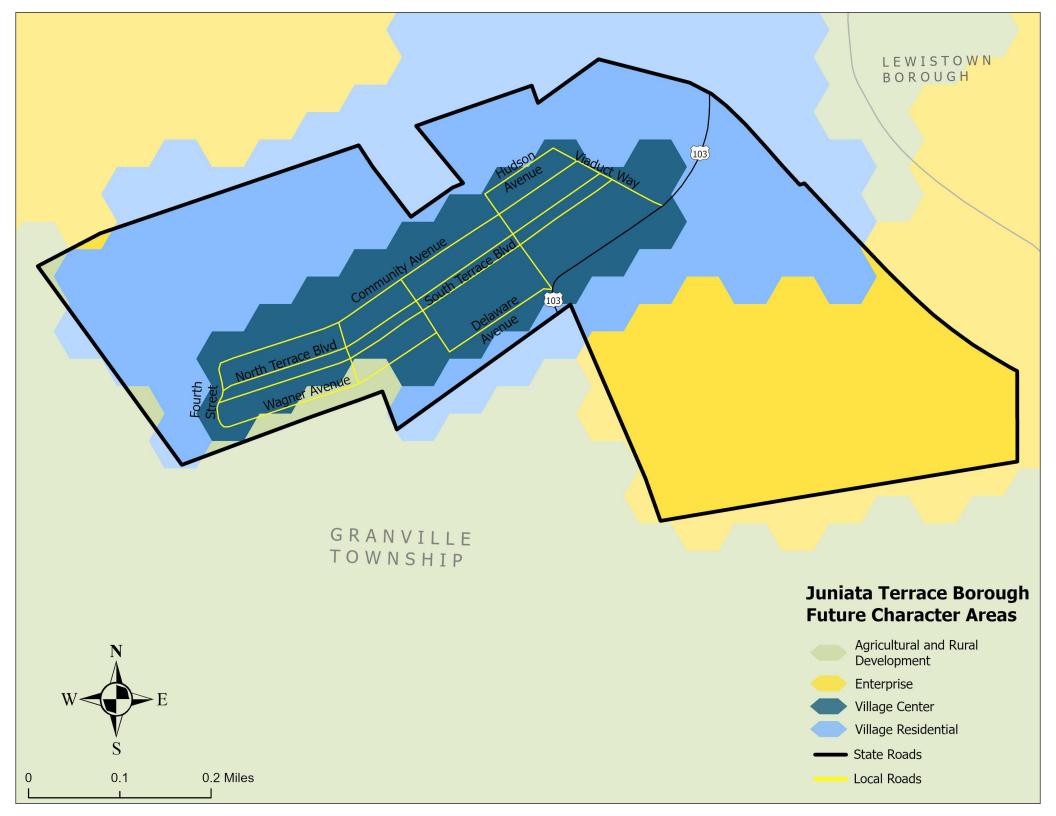


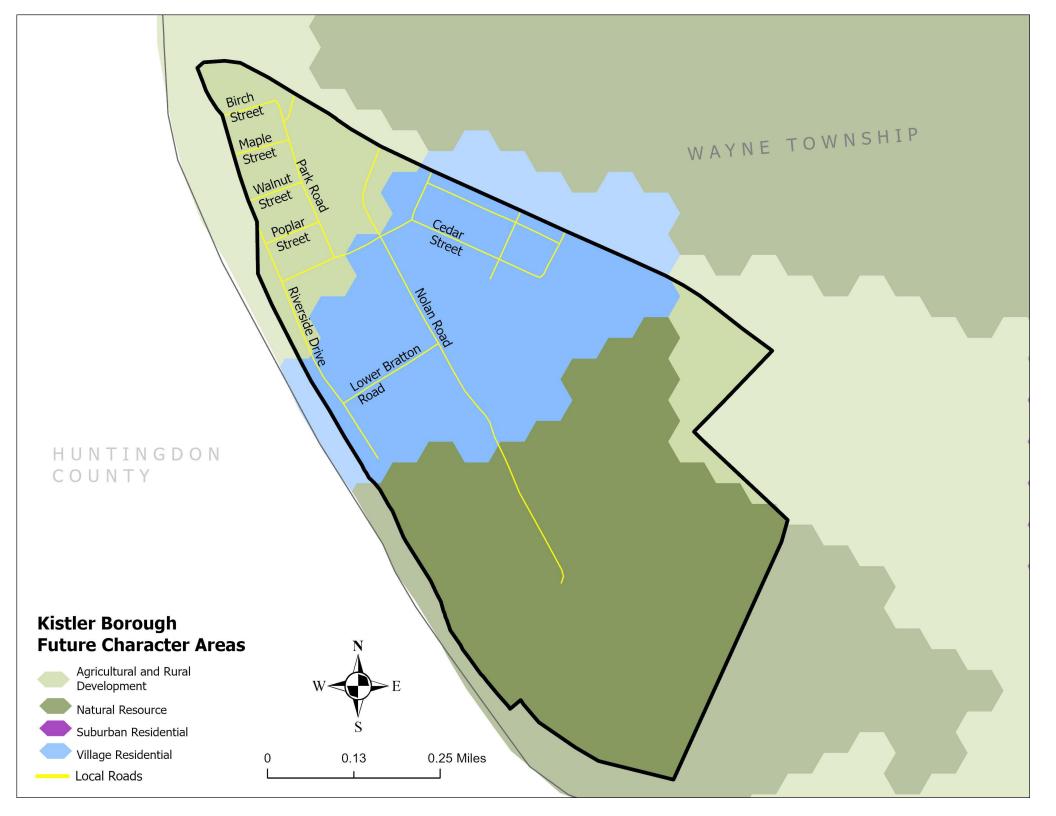


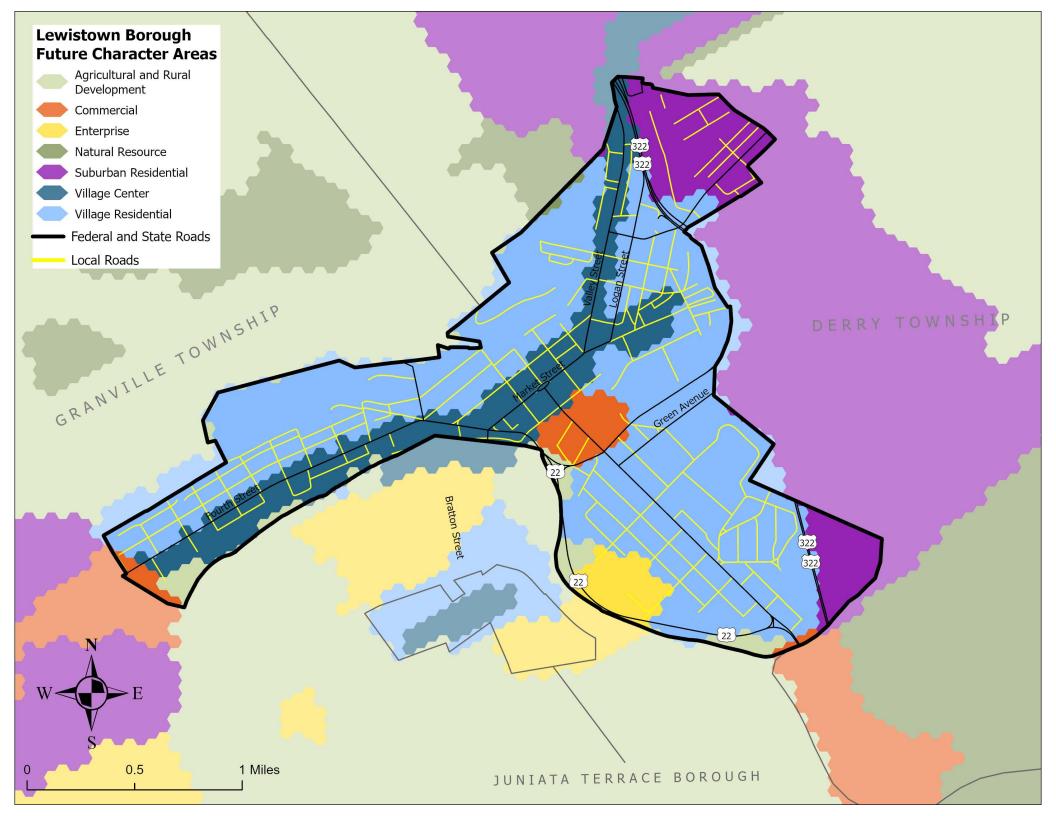


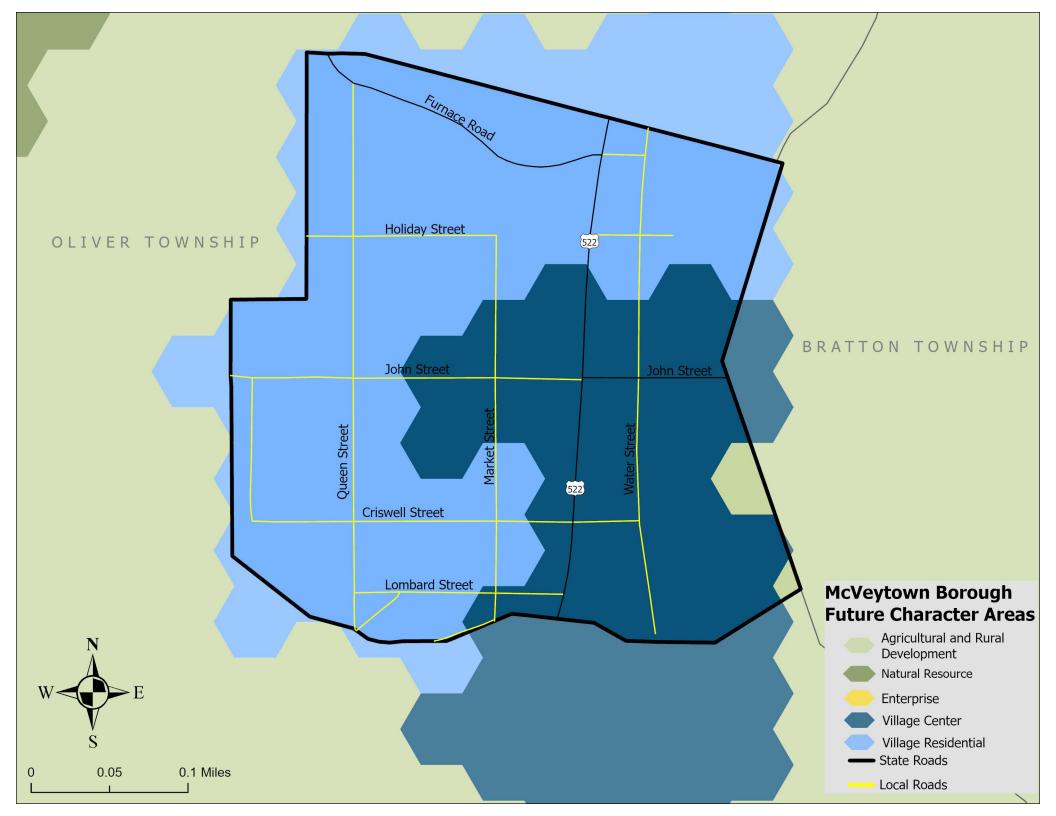


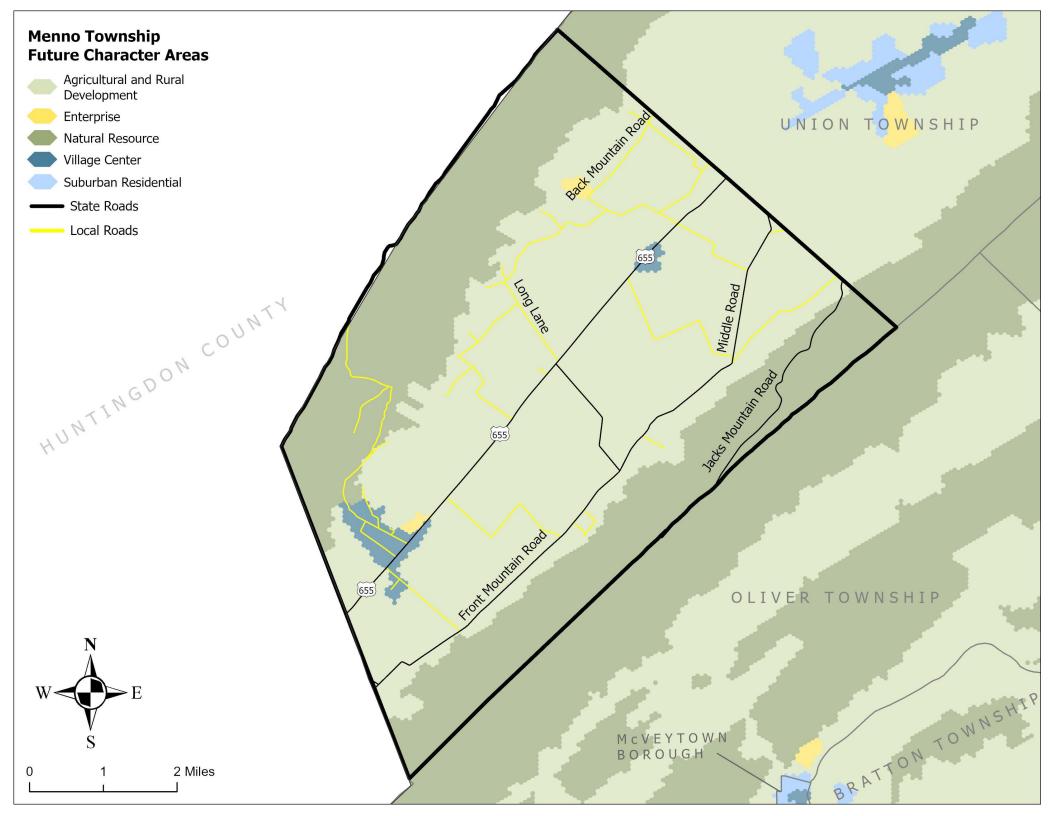


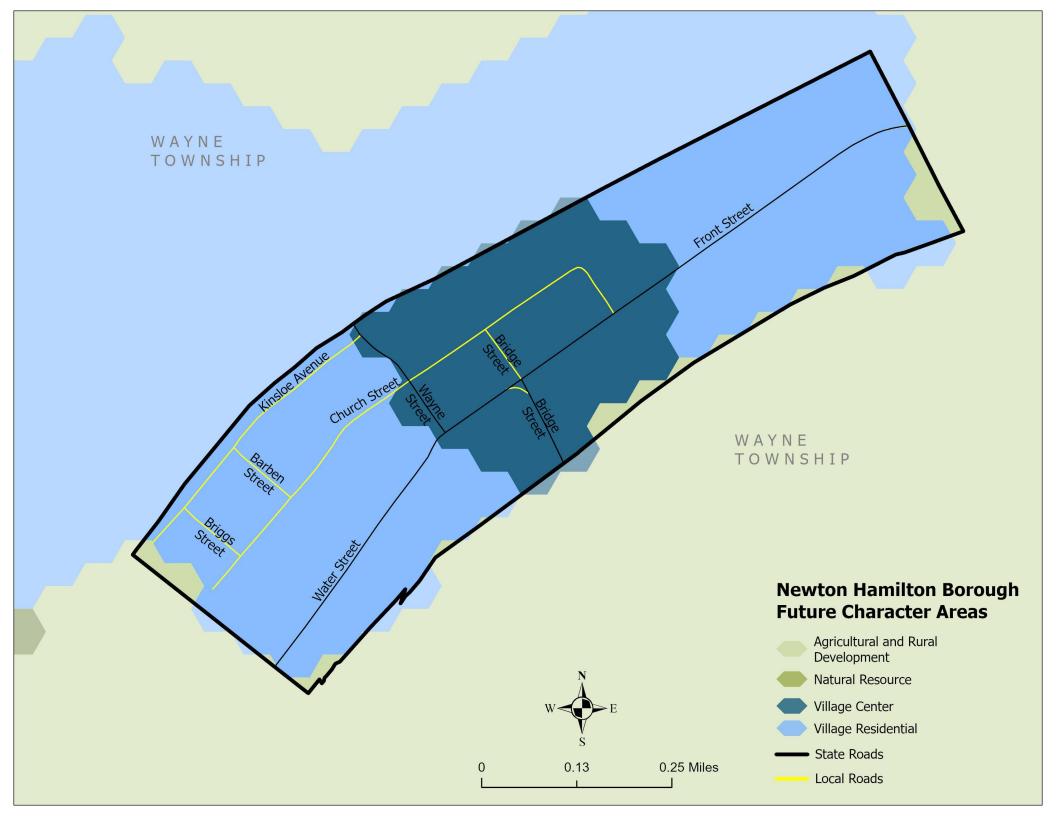


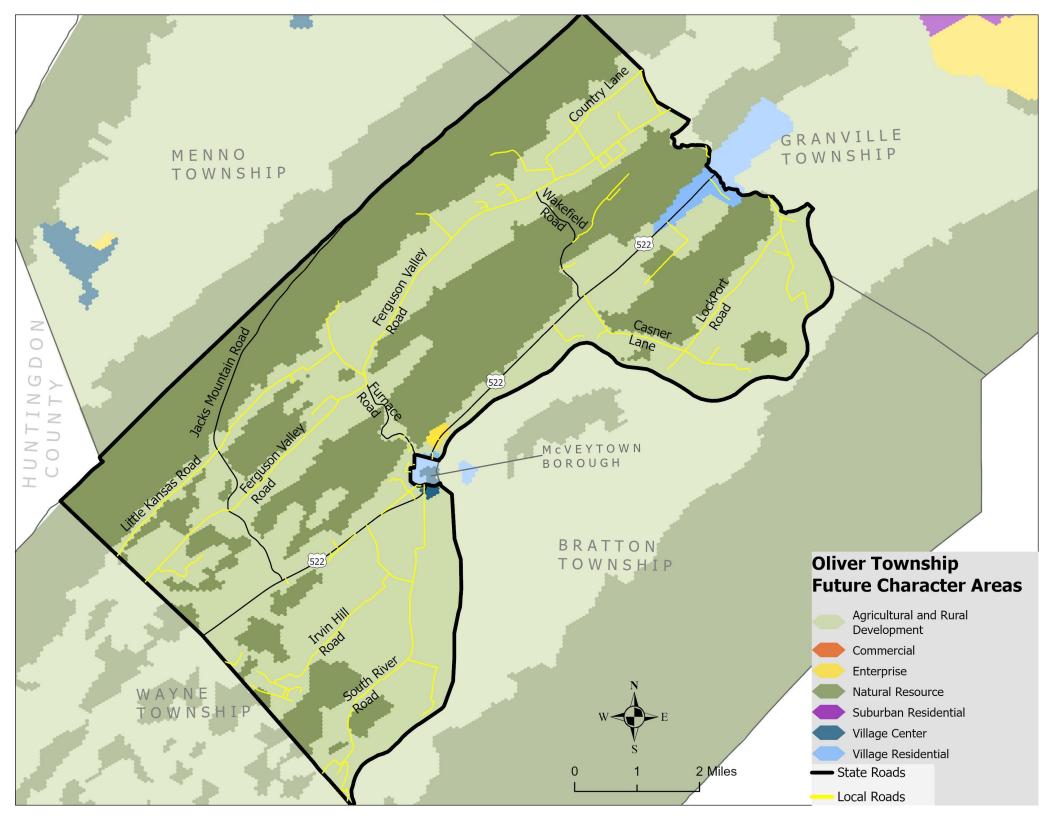


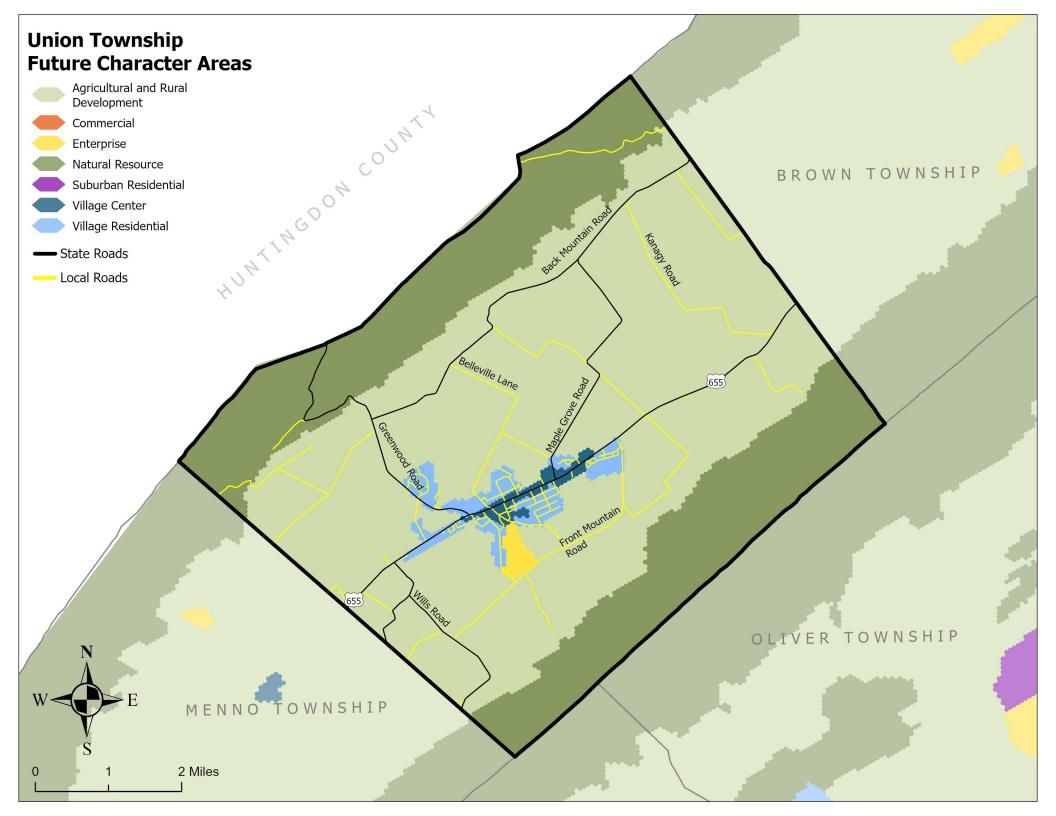


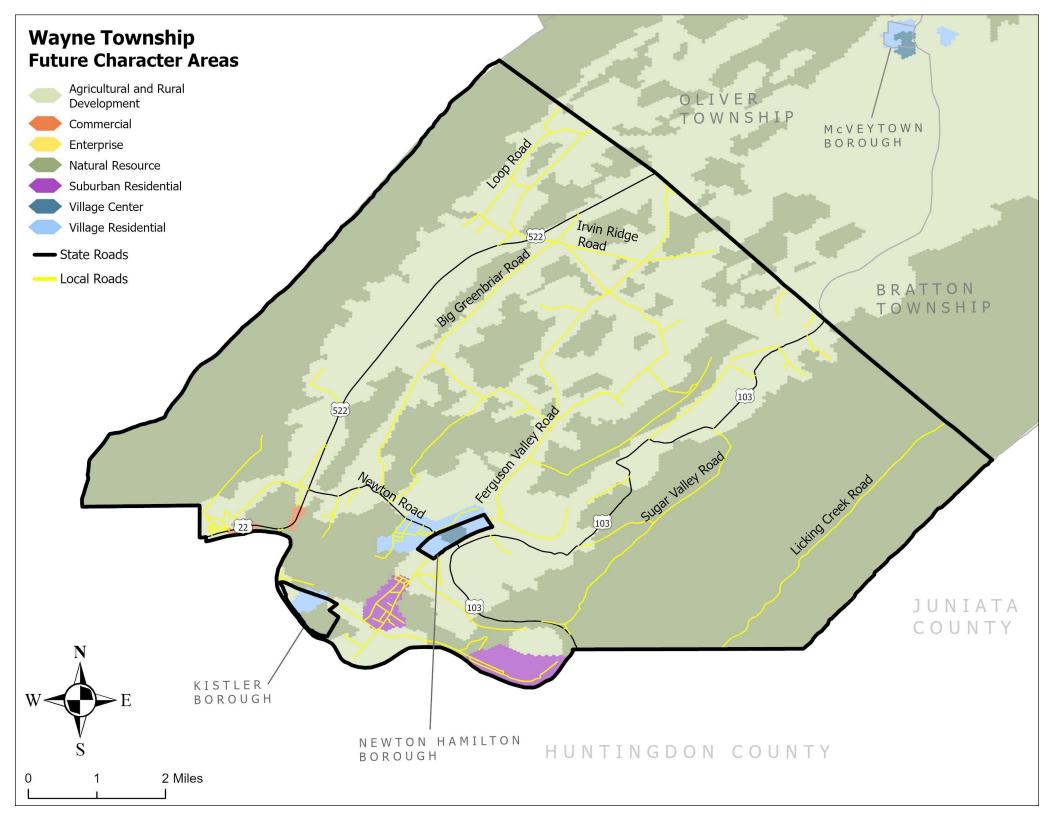
















Mifflin Moves!

ILLUSTRATIVE PILOT PROJECTS

The following pilot projects demonstrate application of the Active Transportation Toolbox to Mifflin County. Six projects (shown in Table 8 and Figure 22) are categorized by network element—Active Communities, Community Connectors, or Scenic Bikeways— and

outlined for planning considerations, potential designs (and associated costs), and potential partners. One project, the SR 1005/Electric Avenue through Highland Park, is a pilot project for both the Towns and Neighborhoods element and the Complete Street Corridors element.



Figure 22 Pilot Project Locations

THE NETWORK

Table 8 Pilot Projects by Network Element

NETWORK ELEMENTS	PILOT PROJECTS
Active Communities	
Lewistown	A Complete Street Network from the Lewistown Train Station to the Monument Square Bus Shelter accommodating for bicycles, pedestrians, and motor vehicles (as recommended in the Train Station Study)
Towns and Neighborhoods	Active transportation facilities, specifically on-road bicycle accommodation and pedestrian crossings of SR 1005/Electric Avethrough Highland Park in Derry Township
Rural Villages	Active transportation facilities for SR 655 through Allensville in Menno Township
Planned Growth Areas	Active transportation development policy (i.e., development regulations) for the newly developing area of Reedsville along SR 655 just west of US 322 in Brown Township
Community Connectors	
Complete Streets Corridors	SR 1005/Electric Ave through Highland Park in Derry Township see above
Off-Road Trails	Three Chiefs Trail: Kish Park to Reedsville phase – shared use path/trail through Mann's Narrows along Kish Creek (land acquisition)
Scenic Bikeways	
On-Road Touring Routes	Ferguson Valley Road from Newton-Hamilton to Strodes Run Road



PILOT PROJECT A: COMPLETE STREET FROM LEWISTOWN TRAIN STATION TO DOWNTOWN BUS SHELTER

Active Community Lewistown







THE NETWORK

Location, Context, and Facilities

The Lewistown Junction Train Station has received recent attention for a series of proposed upgrades: to the station building, the surrounding area, and to the frequency of train service. In 2020, PennDOT published a Concept Design for the station including recommended improvements for connecting infrastructure. In 2022, Governor Wolf announced expanded Amtrak service between New York and Pittsburgh (from once to twice daily service).

The station is within walking distance to downtown Lewistown (0.5 mile), but accessibility is constrained by a lack of safe active transportation facilities and amenities. The County and its partners recognize that improving multimodal connections to the station will unlock accessibility for visitors and commuters and generate activity.

The following recommendations reflect analyses completed by PennDOT, as part of the Lewistown Junction Station Concept Design -Station Site Study and Regional Study.

Assessment of Needs

Less than a mile from downtown, the opportunities to improve mobility through this pilot project are significant. The most critical need or issue is that the train station currently lacks multimodal connections—including walking and biking facilities. There is interest to co-locate an intercity bus stop at the station, to allow direct transfer between services, and to expand the station's role as an intermodal hub. The 2020 report notes that expanded bus service would require roadway improvements to enable adequate turning radii and other movements, and would benefit from additional bus stop amenities such as a shelter and wayfinding.

The report proposes pedestrian improvements both at the station site (e.g., enhancing the safety of track-crossing with raised pavement or other interventions, improving and defining walkways within the parking area) and connecting to Lewistown via Route 103 and Belle Avenue. Proposed design alternatives include a dedicated multiuse, off-road path to be shared by pedestrians and cyclists, or a dedicated offroad pedestrian path complemented by an onroad bike lane.

Improving lighting conditions is a critical addition to the pilot project site to improve perceived safety and comfort.

Other missing pieces at the station, today, are the features that make walking and biking a convenient, safe, and comfortable option.

Especially given the sites role as a connector for visitors unfamiliar with the borough, wayfinding and directional cues, banners, signage, and other traveler information such as kiosks would improve the pedestrian experience.

Implementation and Funding Opportunities

This pilot project area may be eligible for the following federal and state funding opportunities:

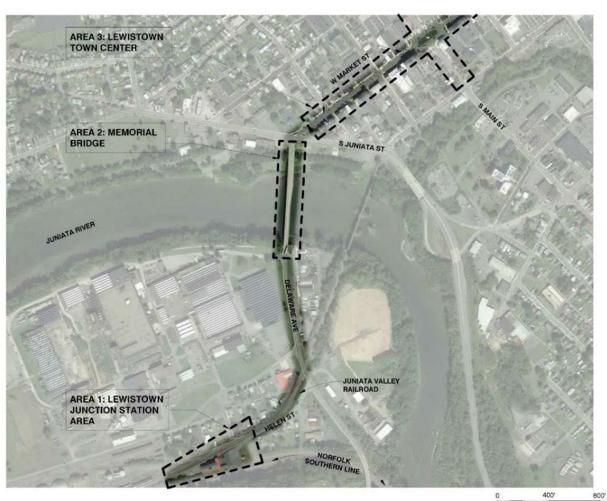
- ✓ PennDOT Multimodal Grant Program
- ✓ PA DCED/CFA Multimodal Grant Program
- ✓ Transportation Alternatives Set-Aside Program

Table g Recommended Facilities for Pilot Project A: Lewistown Station to Market Square

Recommendation	Detail and Considerations	Locations
Station and site	Reconfigure and clarify pedestrian access to the station with clear walkways and enhanced pedestrian waiting areas, amenities, etc.	Throughout station site, including through parking areas and to the platform
Improve/Widen Sidewalks	Improve network to provide continuous 5-foot sidewalks	Along Delaware Avenue
Dedicated Bike and Pedestrian Path	Provide a dedicated on-road bike lane connecting the Station to the Square	Helen Street to Delaware Avenue to Market Street
Signage and Wayfinding	Install wayfinding features (signage, kiosks, or other directional cues) along the route from the Station to the Square, with an emphasis on intersections Consider welcoming signs and banners to establish the station area as a gateway to downtown Lewistown	Delaware Avenue at Memorial Bridge Juniata Street at Market Streets Market Street, at intersections
Multimodal Access	Service a bus/shuttle loop (to Lewistown Station) Expand or construct a bus stop and waiting area	Connecting to Helen Street at the east side of the site, adjacent to the parking lot

Next Step and Cost Estimate: Bicycle-Pedestrian Connection Feasibility Study to refine the concepts of the prior study to a specific, feasible design; include cost-sharing strategies among eligible community and transportation agencies; \$35,000-\$60,000





THE NETWORK

SITE PLAN - REGIONAL CONNECTION 1" = 400'-0"

Image source: PennDOT Lewistown Junction Station Concept Design – Station Site Study (Sowinski Sullivan)









THE NETWORK



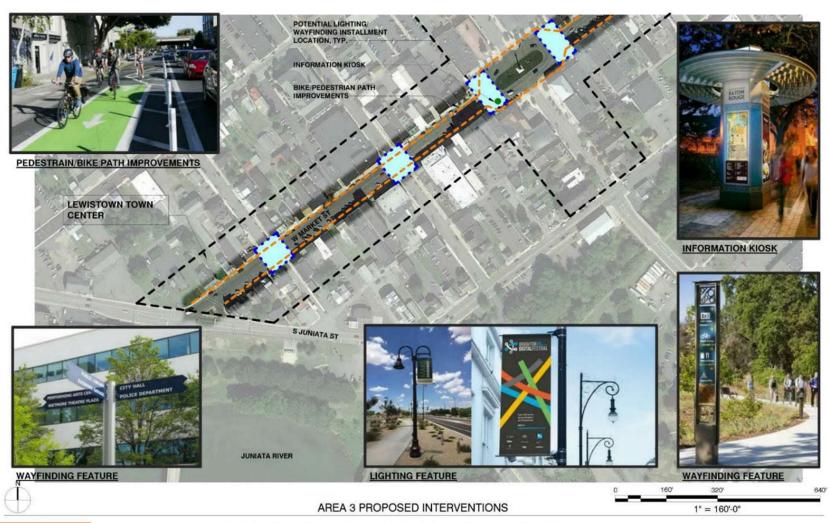


Image source: PennDOT Lewistown Junction Station Concept Design – Station Site Study (Sowinski Sullivan)



PILOT PROJECT B: SR 1005 / **ELECTRIC AVENUE (AND S. LOGAN AVENUE), HIGHLAND PARK**

Active Community Towns and Neighborhoods. Community Connector Complete Street Corridor in Derry Township







Location and Context

The second pilot project is a segment of Electric Avenue, spanning from Ort Valley Road to 8th Street/Kish Pike. This falls within the Highland Park neighborhood, with high-density residential by Electric Avenue. The corridor is primarily commercial with restaurants and services available along Electric Avenue and adjacent streets. A Geisinger Lewistown Hospital and medical campus connects to this corridor at 3rd and 4th streets. Local high and junior high schools are about half of a mile north of Electric Avenue. Access to US 322/522 is available via ramps.

Current Facilities

This three-lane corridor features one lane each direction, with a turn lane and an 8-foot shoulder on the right side (no left shoulder available). Approximately 9,500 vehicles traverse the segment each day (9,476 AADT), with trucks comprising two percent of traffic. There are three signalized intersections with crosswalks, and numerous access points (e.g., driveways) as well as parking lots without defined access points.





Assessment of Needs

This pilot project is located in an area with a walkable development pattern and many community destinations located within the neighborhood walkshed (e.g., Mifflin County Junior High and High Schools, the hospital, parks, and several restaurants. However, the pedestrian facilities in this area need to be improved to create a safe and effective environment for walking and biking.

The existing sidewalk is inconsistent on this corridor. Driveways and limited access management results in frequent conflict points between pedestrians and drivers. This conflict also includes areas in which the parking lot and travel lanes are directly connected without any curb, verge, or other physical barrier.

This is more prevalent on the southside of the roadway. There are wide shoulders available on both sides of the road that may support biking or other forms of active/motorized transport.

Implementation and Funding Opportunities

This pilot project area may be eligible for the following federal and statewide funding opportunities:

- ✓ PennDOT Multimodal Grant Program
- ✓ PA DCED / CFA Multimodal Grant Program
- ✓ Transportation Alternatives Set-Aside Program
- ✓ Partnering with local businesses or county leaders to support sponsorship of safety improvements or programs

Table 10 Recommended Facilities for SR 1005/Electric Avenue

Recommendation	Detail and Considerations	Locations
Improve Sidewalks	Improve network to provide continuous 5' sidewalks with a focus on consistency (e.g., alternatives where not available)	Throughout the corridor
Pedestrian Crossings	Enhance pedestrian crossings, including implementation of pedestrian refuge islands where feasible	 3rd Street 4th Street 6th Street
Dedicated Bike Lanes	Consider dedicated striped bike lanes (or sharrows, where gaps in the network exist)	
Traffic Calming	Consider incorporating median or refuge islands on the corridor to calm vehicular flow (e.g., reduce speed)	
Signage and Wayfinding	Add signage to alert drivers to expect non-motorized travelers, and to share wayfinding cues to people walking, biking, or rolling	
Access Management	Reconfigure property access (i.e., driveways) to reduce conflict points and limit complications for turning vehicles.	
Amenities	Install bike parking at destinations along SR1005	

Next Step and Cost Estimate: PennDOT Connects project coordination (Project ID:81491) with District 2, SEDA-COG MPO, and Mifflin County; officials/staff time

THE NETWORK







PILOT PROJECT C: ALLENSVILLE STREETSCAPE & CROSSING IMPROVEMENT (SR655)

Active Community Rural Village in Menno Township









THE NETWORK

Location and Context

The third pilot project focuses on the Main Street of Allensville, a rural community in Menno Township. SR655 is the roadway serving as the key destination for municipal services and commercial activity—including the Menno Township building, library, fire company, post office, as well as two churches and several local businesses and tourist attractions. The surrounding area is primarily residential, including significant agricultural land uses.

Current Facilities

This segment of SR655 is 20-feet wide, with one lane in each direction and a two-foot shoulder on either side of the road. Daily traffic is around 2,000 vehicles (1,942 AADT), with 11% being truck traffic. The posted speed limit is 35mph, however, the limit increases to 55mph just outside the area, requiring drivers to significantly adjust their behavior. There are numerous intersecting roadways and access points (e.g., driveways), but no signalized intersections or crosswalks.

Assessment of Needs

The walkability of the corridor is constrained by limited facilities and by the lack of pedestrian amenities or design elements to encourage people to enjoy the corridor by foot or by bike. There are segments of sidewalk available on Main Street, but the sidewalk is inconsistent. The sidewalk is narrow and often abuts directly with the roadway without any physical delineation to separate pedestrians (like a curb, or a verge).

The proximity of the available sidewalk is further exposed to traffic due to the limited shoulder available that does not provide much protection from travel lanes. The shoulders are less than two feet in width; additionally, this is too narrow to be a bikeable shoulder (4' minimum width).

Additional amenities and design features could support the area in feeling more welcoming and to give a sense of arrival to visitors. For example, business signage that is visible (and not temporary) may attract new visitors and shoppers to the commercial activity on the corridor.

The area would feel more welcoming with human-scale lighting to provide a sense of enclosure and safety. Currently, the only available lighting is provided from highmounted streetlamps on utility poles—the same cobra head style used on a highway.

Implementation and Funding Opportunities

This pilot project may be eligible for the following federal and statewide funding opportunities:

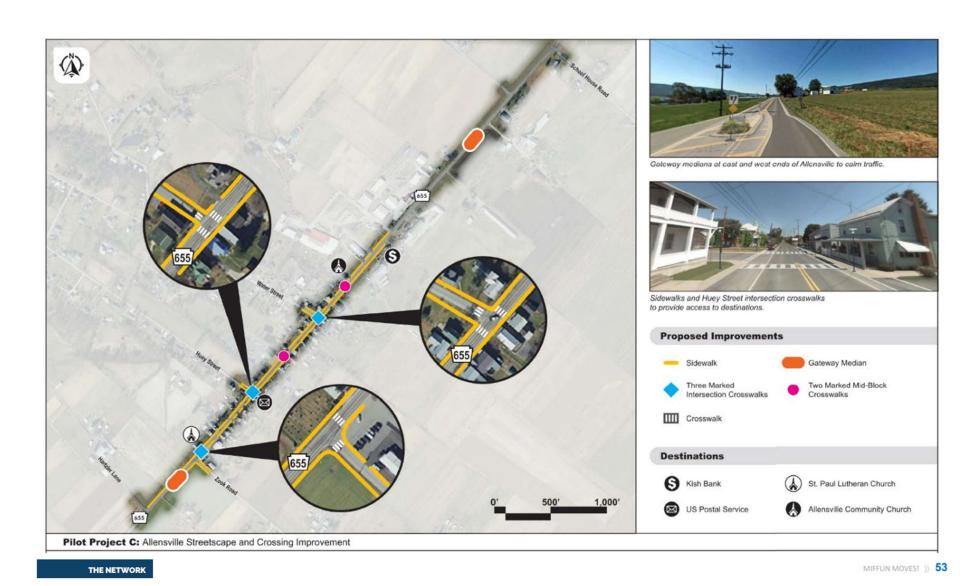
- ✓ PennDOT Multimodal Grant Program
- ✓ PA DCED / CFA Multimodal Grant Program
- ✓ Transportation Alternatives Set Aside Program

Table 11 Recommended Facilities for Allensville Streetscape

Recommendation	Detail and Considerations	Locations
Improve Sidewalks and Shoulders (alternatives where not available)	Widen sidewalks (note utility pole placement) Focus on sidewalk availability on the north side of Main Street, with safe crossing to direct users to that facility Wider shoulder on both sides for bikes/buggies	Zook Road to Kish Bank
Add Pedestrian Crossings	Implement designated pedestrian crossings At the three identified crossings, consider adding pedestrian-scale lighting to improve visibility Consider a user-activated rapid-flashing beacon	Huey Street (Post Office) Zook Road (Church) Water Street (Township Building)
Gateway Treatments	Add a small island/median between travel lanes at the east and west ends of the village. Add a "Welcome to Allensville" signage	Small Island location to be west of Zook Road, east of APM
Signage and Wayfinding	Signage to alert motorists to bikes/buggies and pedestrians; consider wayfinding signage to direct active transportation users to preferred facilities	

Next Step and Cost Estimate: PennDOT Connects project coordination (Project ID: 81491) with District 2, SEDA-COG MPO, and Mifflin County; officials/staff time





24



PILOT PROJECT D: REEDSVILE GROWTH AREA IN BROWN TOWNSHIP

Active Community Planned Growth Area









THE NETWORK

Location and Context

Reedsville is a small but growing village serving the eastern Kish Valley. The local business community includes retail and grocery stores, service providers (such as an animal hospital, garage, self-storage, and hotel), as well as an assisted living facility. Within the community are amenities including a place of worship, fire company, and municipal building. This pilot project focuses on SR655, from Feather Lane to US322.

Current Facilities

The segment of SR655 varies in design as it approaches the commercial area and ramps to US322. To the west, SR655 is 25-feet wide with one lane in each direction and shoulders on either side of the road. A third turn lane is available, beginning from the driveway to Sheetz. There is a signalized intersection (Carriage House Lane/Gateway Drive), however the intersection has crosswalks on two legs of the intersection and the crosswalks do not connect to sidewalks or other pedestrian facilities.

The surrounding parcels adjacent to this pilot project are designated as growth area for the county, with expected new developments in the near future. It would be valuable to plan ahead for better connectivity to the existing services and commercial amenities, and to set a foundation as a walkable area (and ensuring new developments can easily integrate into this network).

Assessment of Needs

At present, the design of the corridor matches its low-density and undeveloped context. This assessment focuses on future build-out per the Brown Township zoning map and how the existing conditions do or do not support that vision.

There are no consistent sidewalks along this corridor. The crosswalks (two directions, or legs) at Carriage House Lane do not connect to pedestrian facilities—i.e., only to minimal concrete areas. The only lighting is cobra head-style lighting (no pedestrian or human-scale lighting). While there are some shoulders available, the widths vary and are often complicated by driveways and inconsistent curbing. Improving or providing these facilities and amenities will ensure the growth area is able to accommodate and support new walkable developments.

Implementation and Funding Opportunities

This pilot project may be eligible for the following statewide funding opportunities:

- ✓ PA DCED Municipal Assistance Program
- ✓ PennDOT Connects Planning Funds; coordinated via the SEDA-COG MPO

Table 12 Recommended Facilities for Reedsville Growth Area

Recommendation	Detail and Considerations	Locations
Gateway Treatments	Install gateway treatments, such as an island or median, to alert drivers to the change in community/landscape context.	
Improve Sidewalks and Shoulders	Improve pedestrian (on-road, on-street) access paths (e.g., walkable shoulder or sidewalk)	Throughout due to narrow width
Add Pedestrian Crossings	Add pedestrian signals at signalized intersections Improve pedestrian crossing with higher visibility treatments (e.g., striping)	Carriage House Lane at Sheetz Drive
Signage and Wayfinding	Add "Bicycles May Use Full Lane" signage	Within the growth area
Amenities	Install bike parking. Consider a bicycle repair station, co-located with bike parking	Retail destinations and public spaces (parks)
Lighting and Design Elements	Install pedestrian-scale lighting and trees to enhance the pedestrian experience (comfort)	

Next Step and Its Cost Estimate: Active Transportation Improvement Plan for the Reedsville Growth Area; this could be paired with a land use planning update to review and consider alternatives to the current zoning map; \$25,000-\$50,000+ depending on the level of public/stakeholder involvement







PILOT PROJECT E: THREE CHIEFS TRAIL: KISH PARK TO REEDSVILLE

Community Connector Off-Road Trail through Mann's Narrows



Location and Context

The Three Chiefs Trail is a part of the Juniata River Trail that continues from the river into the community; in particular, this off-road trail is planned to cover 3.1 miles from the cement plant to the Fire Academy property. The fourth proposed pilot project focuses on the connection between the communities of Reedsville and Yeagertown. This one 1.2-mile segment spans from SR 1005/Main Street in Yeagertown to SR 1005/Main Street in Reedsville, by Station Hill Road, traveling along Mann's Narrow through a rural, forested area.

Current Facilities

This pilot project is an off-road trail that is not paved or otherwise designed for transportation uses. The connector is an abandoned railroad alignment that reverted to private ownership in the last century and now has multiple owners. Today, the alignment is informally used as a multimodal connector between Yeagertown and Reedsville neighborhoods.

Local residents report that Reedsville Junior and Senior High School students are known to when they miss the bus use the former rail right-ofway to get to school. (An example route: walking to Yeagertown, towards Logan Avenue then Cedar Street, continuing until reaching the

Assessment of Needs

Formalizing the connection with an off-road trail will require the signage to direct travelers, adding trailhead amenities as appropriate, and clearing the surface and vegetation to support walking and biking. This may include adding crushed stone, pavement, or other natural material.

Implementation and Funding **Opportunities**

This pilot project may be eligible for the following statewide funding opportunities:

- ✓ PA DCED Greenways, Trails, and Recreation Program (GTRP)
- ✓ WeConserve PA Clean Trail Grant
- ✓ PA DCNR Community Conservation Partnerships Program Grants
- ✓ Partnering with volunteer or advocacy groups to support for trail maintenance.

Table 13 Recommended Facilities for Three Chiefs Trail - Yeagertown to Reedsville

Detail and Considerations	Locations
Short-term: 1. Acquire the former railroad right-of-way through Manns Narrows from willing landowners. Property will need to be surveyed to define a parcel (if land is donated or purchased fee simple) or to define a right-of-way (if trail easement is granted).	Between Yeagertown (SR1005) and Reedsville (SR 1005)
 Evaluate the closed bridge on Meadowfield Drive for bicycles and pedestrians use to cross Kish Creek into Burnham. 	
 Acquire and improve the trailhead at the south end of Reedsville; develop a trailhead (signage and trail access) at the Meadowfield Drive ballfield. 	
Longer-term: 1. Evaluate on-street and off-road alignments from Kish Park north to Burnham/Yeagertown. Improve. Designate and sign.	Between Kish Park to Yeagertown
	Short-term: 1. Acquire the former railroad right-of-way through Manns Narrows from willing landowners. Property will need to be surveyed to define a parcel (if land is donated or purchased fee simple) or to define a right-of-way (if trail easement is granted). 2. Evaluate the closed bridge on Meadowfield Drive for bicycles and pedestrians use to cross Kish Creek into Burnham. 3. Acquire and improve the trailhead at the south end of Reedsville; develop a trailhead (signage and trail access) at the Meadowfield Drive ballfield. Longer-term: 1. Evaluate on-street and off-road alignments from Kish Park north to Burnham/Yeagertown. Improve.

MIFFLIN MOVES! >>

THE NETWORK





28



PILOT PROJECT F: FERGUSON VALLEY ROAD FROM NEWTON-HAMILTON TO STRODES RUN ROAD

Scenic Bikeway On-Road Touring Route







Location and Context

THE NETWORK

While many of the active transportation pilots aim to improve safety for all users, this pilot focuses on supporting safer riding for confident, experienced, adult cyclists and for buggies. The selected segment extends through rural farmland and woodlands, spanning Oliver and Wayne Townships, and is used as an on-road touring route for experienced cyclists. This segment has been identified as part of the locally preferred interim on-road alignment for the September 11th National Memorial Trail. Ultimately, the on-road portion may be replaced by, or supplemented with, an off-road trail following the towpath of the Juniata River Canal.

These current and proposed activities emphasize that, while Mifflin County does not recommend this roadway for most active transportation trips, interim safety interventions and updates that can have an impact on the safety of the touring cyclists and other active transportation users (such as buggies) that are using this corridor.

Current Facilities

This is a 14.25-mile segment of Ferguson Valley Road (locally owned), with two travel lanes and no shoulders, organized into three segments:

- > SR 3017 from Newton-Hamilton to Atkinson Mills. This is a 5.5-mile segment traversing six bridges serving around 600 vehicles per day.
- SR 4013 in Atkinson Mills, to SR 4007 (Jacks Mountain Road), to SR 3009 (Furnace Road). This is a 5.5-mile segment that includes three bridges.
- SR 4013 at Furnace Road to Strodes Run Road: a 3.25-mile segment with three bridges. (Continues as state-owned.)

Assessment of Needs

Interim improvements can help improve visibility for all users and can cue drivers to expect cyclists on the roadway and prepare accordingly. This includes clearing vegetation, installing signage, and providing amenities for touring cyclists.

Implementation and Funding Opportunities

The following recommendations may be eligible for the following funding or technical assistance opportunities:

✓ PennDOT Connects Local Technical Assistance Program (LTAP). PennDOT provides free technical assistance to assist municipalities in planning and system improvement.

LTAP provides a subject matter expert to answer a municipality's questions and guide its planning activities about a

specific site (i.e., corridors like Ferguson Valley Road) or subject (i.e., single or mixed modes, safety, design standards, or signage). Assistance may be provided in-person or remotely, and can be requested online.

- ✓ Private sponsorship or provision of amenities. For example, bicycle parking and repair stations could be provided by local businesses as a courtesy.
- ✓ September 11th National Memorial Trail Alliance, specifically for trail signage and amenities.

Table 14 Recommended Facilities for Ferguson Valley Road

Recommendation	Detail and Considerations	Locations
Shared Lane (interim)	Consider shared travel lane (sharrow) markings and signage along interim on-road route. Unit cost: \$230 per symbol (source)	
Signage and Wayfinding	Install route wayfinding to help cyclists and motorists navigate the interim on road route. Add 'shared lane'/'share the road' signage	ered r.
Spot/Safety Improvements	Consider small-scale spot improvements to reduce conflicts or provide safe facilities. May include minor shoulder widening and other safety improvements	be conside
Amenities	Install bike parking at key destinations. Consider a bicycle repair station (co-locate with bike parking in select locations)	Interventions to be considered throughout the corridor.
Vegetation Maintenance	Conduct regular audits of the corridor to evaluate vegetation and locate debris, and commit to addressing these issues as they arise.	Inten
Speed Enforcement	Consider speed enforcement activities along the corridor to generate awareness for safer speeds.	

County; officials/staff time





THE NETWORK



Mifflin County Planning and Development Department

Model Subdivision and Land Development Ordinance

2025

The original model was prepared by Graney, Grossman and Ray Associates in 2003 and was updated in 2007. This is a model set of provisions that should be tailored to the needs of individual municipalities, with the participation of the municipal Solicitor. This model ordinance is not intended to provide legal advice and was prepared by the Huntingdon County Department of Planning and Development and The Mifflin County Planning and Development Department is using it as model ordinance for those municipalities who desire to update their Subdivision and Land Development Ordinance.

This model ordinance was partially funded through a Land Use Planning Technical Assistance Program Grant (LUPTAP), as administered by the Pennsylvania Department of Community and Economic Development.

TABLE OF CONTENTS

Article 1 – General Provisions	
101 – Title	1
101 – Title	
103 – Authority and Jurisdiction.	
104 – Interpretation	
105 – County Review	
106 – Municipal Liability	
107 – Effective Date, Severability, Jurisdiction and Repealer	
108 – Copies	
100 – Copies	
Article 2 – Plan Submission Procedure	3
201 – Contents of Application	3
202 – Submission of Plans	
203 – Preliminary Plan	
204 – Final Plan	
205 – Exceptions for Minor Subdivisions	
206 – Exceptions for Replats	
Article 3 – Plan Requirements	9
301 – Sketch Plan	9
302 – Preliminary Plan.	
303 – Final Plan	
304 – Record Plan	
Article 4 – Design and Construction Standards	14
401 – Density	14
402 – Lots and Blocks	15
403 – Monuments and Markers	
404 – Easements	
405 – Sewer Systems	
406 – Water Systems	20
407 – Design Standards for Streets	21
408 – Sidewalks and Curbs	25
409 – Utilities	
410 – Stormwater Management Facilities	
411 – Erosion Control	
412 – Environmentally Sensitive Areas	26

413 – Street Naming and Addressing	27
414 – Street Signs	27
415 – Control of Light and Glare	27
416 – On-Lot Septic Systems	28
	<u>PAGE</u>
Article 5 – Land Development Standards	30
501 – Jurisdiction	30
502 – Procedures for All Land Developments	30
503 – Final Plan Review	31
504 – Site Plan	31
505 – Design Standards	32
506 – Assurance for Completion and Maintenance of Improvements	35
507 – Reserved	35
508 – Commercial and Industrial Subdivision of Land Development	2.5
Design Standards	
509 – Recreational Campground and Recreational Development Design Standards	
510 – Multi-Family Dwellings	
511 – Intensive Agriculture	
512 – Mineral Excavation	40
Article 6 – Improvements Guarantee	42
601 – Guarantee of Improvements Required	42
602 – Improvements to be Provided by Applicant	
603 – Development Agreement	
604 – Performance Guarantee	
605 – Approval of Improvements	45
606 – Remedies to Effect Completion of Improvements	
607 – Maintenance Guarantee	
Article 7 – Administration, Amendment and Modification	49
	40
700 – Amendments	
701 – Filing Fees and Review	
702 – Records	
703 – Preventive Remedies	
704 – Enforcement Remedies	
705 – Modification of Regulations	
706 – Conflict	
707 – Failure to Complete Improvements	
708 – Appeals	
709 – Interpretation	
710 – Validity	
711 – Conflict	52

712 – Effective Date	52
713 – Large-Scale Developments	52
714 – Procedure for Applying	
715 – Recording of Modification or Variance	52
<u>PAGE</u>	
Article 8 – Definitions	53
800 – General Interpretations	53
801 – Meaning of Words	
Article 9 - Mobile (Manufactured) Home Park	64

Article 1 – General Provisions

101 – Title

Deve	elopmen	nce shall be known and may be cited as "The Subdivision and Land t Ordinance." This Ordinance regulates the submittal of, site design of, required ts within, financial security for, and approval of subdivisions and land developments
102	– Purpo	oses (Note - The following purposes were written for a township.)
The	purpose	s of this Ordinance are to:
A.	Prote	ect and promote the safety, health and general welfare of the citizens of
	1.	To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development.
	2.	To protect areas of the Township/ Borough with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.
	3.	To provide for efficient and orderly extension of community services and the coordination of existing streets and public utilities with new facilities.
	4.	To assist in the orderly, efficient and integrated development of land and related community facilities.
	5.	To provide uniform standards and procedures to secure equitable handling of all subdivision plans.
	6.	To implement the Township/ Borough Comprehensive Plan and through partnership to implement the Mifflin County Comprehensive Plan.

103 - Authority and Jurisdiction

This Ordinance is adopted under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended. As a result, no subdivision or land development of any lot, tract or parcel of land shall be made, no streets, 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 buildings abutting thereon, except in accordance with the provisions of this Ordinance.

104 - Interpretation

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet purposes of the Ordinance. Where the provisions of this Ordinance conflict or are inconsistent with the provisions of any other regulation or requirement, the more restrictive provisions in question shall apply.

105 – County Review

106 – Municipal Liability

The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guarantee, or warranty of any kind by the Township/ Borough or by any official or employee thereof of the practicability or safety of the proposed use and shall create no liability upon the Township/ Borough, its officials or employees.

107 - Effective Date, Severability, Jurisdiction and Repealer

A.	This Ordinance shall become effective 5 days after the adoption date of and shall remain in effect until modified or rescinded by the Board of Supervisors/Borough Council. This Ordinance shall supersede and replace any portion of an ordinance or resolution that is in direct conflict with this Ordinance and which was approved prior to
	the approval date of this Ordinance. No applicable land development or subdivision of land shall occur in Township/ Borough except by the provisions of this Ordinance. Compliance with this Ordinance does not release any party from compliance with other applicable local, county, state or federal laws or regulations.
B.	Should any portion of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, nor the validity of any other section or provision of the Ordinance, other than the one so declared

108 – Copies

Copies of the ______ Subdivision and Land Development Ordinance shall be made available to the general public at a fee adequate to compensate the Township/ Borough for the cost of reproduction.

Article 2 – Plan Submission Procedure

The following procedures shall be observed by all applicants for a subdivision or land development.

201 – Contents of Application

An application shall be submitted with all subdivision and land developments. An application packet, original plus four (4) copies, containing the following information and materials shall accompany all applications for plan approval:

- A. Name and signature of applicant.
- B. Tax Parcel Number of tract.
- C. Acreage of tract.
- D. Acreage of land and number of lots prepared for:
 - 1. Residential lots
 - 2. Commercial lots
 - 3. Industrial lots
 - 4. Other land use (specify)
 - 5. Streets
 - 6. Easements
 - 7. Open Space
- E. Date of filing of application (to be completed by Subdivision Administrator).
- F. Other information as may be required by the Board of Supervisors/ Borough Council.
- G. Statement of intent and tentative timetable.
- H. Copies of the subdivision plan as specified in Sections 203 and 204.
- I. Description of non-buildable lands and constrained lands, including calculations.
- J. All necessary fees in accordance with Appendix A.
- K. Copies of any other necessary state, federal, or local permits, pending approved or unfilled.

202 – Submission of Plans

202.1 General Procedure

- A. Applications shall be submitted to the Subdivision Administrator no less than ten (10) days prior to a regularly scheduled meeting of the Board of Supervisors/ Borough Council if the application is to be considered at the next meeting. The entire packet shall be subject to a completeness evaluation by the Subdivision Administrator. Incomplete applications will not be considered for further review.
- B. The Subdivision Administrator shall *state* the reasons the application is deemed incomplete to the applicant in writing within five (5) days of such evaluation.

- C. The Board of Supervisors/ Borough Council shall take action on each properly submitted application (either preliminary or final) and communicate such action to the applicant within ninety (90) days as required by Section 508 of the MPC. The Board of Supervisors/ Borough Council must notify the applicant in writing of their decision within fifteen (15) days of such action. Failure on the part of the Board of Supervisors/ Borough Council to comply with these requirements shall constitute approval of the application, unless an extension of time has been mutually agreed upon in writing by the Applicant and the Board of Supervisors/ Borough Council. A copy of this written action should be forwarded to the Mifflin County Planning and Development Department.
- D. The Subdivision Administrator shall forward a copy of the application to the Township/Borough Planning Commission, the municipal engineer, the County Planning Commission, and other review agencies within five (5) days of receipt. The Board of Supervisors/Borough Council shall take no action on the application until the reports of the Township/Borough and County Planning Commissions are received or until the expiration of thirty (30) days from the date the application was forwarded to such Commissions.
- E. Unless stated otherwise (such as for a replat, minor subdivision or minor land development), for each subdivision or land development, a preliminary plan shall be submitted. After that preliminary plan is approved, then a final plan shall submitted and need approval. At their discretion, the Planning Commission may allow the submittal of a joint preliminary/final plan provided that the requirements for each type of plan is met.
 - 1. A conceptual sketch plan is strongly encouraged for all subdivisions. Such plans are for informal discussion only but may avoid subsequent problems during the formal application process. Submission of the sketch plan does not constitute formal filing, does not commence statutory review, and is not subject to statutory timeliness.
 - 2. Sketch Plan Meeting During the sketch plan process, the applicant is strongly encouraged to meet with the Planning Commission to discuss the applicant's proposal and the Township/ Borough's land use plans and regulations. Township/ Borough comment given during this process is advisory only and does not incur liability on any party.
- F. <u>Fees:</u> Fees for the review and processing of subdivision and land development plans will be charged at the time of application in accordance with Appendix A. These fees may be amended from time to time by the Board of Supervisors/ Borough Council by resolution.
- G. <u>Conditional Approval</u>: If the preliminary or final plan is approved, subject to conditions, then the developer shall either accept or reject such conditions in writing within a period of fifteen (15) days of receipt of such conditions. Any conditional approval shall be rescinded automatically and shall become a disapproval if the developer fails to accept or reject such conditions within the specified period. Rejection of the conditions specified shall result in disapproval of the plan.

203 – Preliminary Plan. A preliminary plan is required for major subdivisions only.

203.1 General Procedure

- A. Preliminary plans and supporting data shall comply with the provisions of Article IV of this Ordinance.
- B. Six (6) copies of the preliminary plan shall be submitted to the Subdivision Administrator by the developer.
- C. It is the responsibility of the developer to coordinate his plans with the respective public and private utility and service agencies as set forth in these regulations prior to the submission of a preliminary plan to the Township/Borough.
- D. Approval of the preliminary plan subject to conditions, revisions and modifications as stipulated by the Board of Supervisors/ Borough Council and confirmed in writing by the applicant, shall constitute conditional approval of the subdivision as to the character and intensity of the development and the general layout and approximate dimensions of streets, lots, and other proposed features; but shall not constitute authorization to sell lots. Agreement by the developer to any condition upon preliminary approval shall be a prerequisite for application for a final plan.

204 - Final Plan

204.1 General Procedure

A final plan is required for all subdivisions.

- A. A final plan with supporting data shall be submitted to the Subdivision Administrator for final approval within one (1) year after approval on the preliminary plan, provided that an extension of time may be granted by the Board of Supervisors/ Borough Council upon written request. Otherwise, the plan submitted shall be considered as a new preliminary plan.
- B. The final plan shall conform in all respects with the preliminary plan as previously reviewed by the Planning Commission and shall incorporate all modifications and revisions specified by the Board of Supervisors/ Borough Council in its conditional approval of the preliminary plan. Otherwise, the Plan shall be considered as a revised preliminary plan.
 - 1. The Board of Supervisors/ Borough Council may require that any final plan, or any phase of a final plan not completed within five years from the date of preliminary approval, may require a new preliminary plan submission to reflect changing conditions or legal requirements which may affect the subdivision or land development unless an extension of this five-year limit is granted by the Commission upon written request.

- C. The Board of Supervisors/ Borough Council may permit submission of the final plan in phases, each covering a portion of the entire proposed subdivision as shown on the preliminary plan thereby excluding, for an additional year, preliminary plan approval of the remaining portion of the proposed subdivision.
 - 1. The final plan and supporting data shall comply with the provisions of Article 4 of this Ordinance. Failure to do so shall be cause for disapproval of the plan.
 - 2. Six (6) copies of final plan with supporting data shall be submitted to the Subdivision Administrator.
 - 3. In the case of approval of the final plan, the Chairman and Secretary of the Board of Supervisors/ Borough Council shall endorse three (3) copies of the final plan to that effect. One (1) copy of the endorsed final plan shall be kept by the Board of Supervisors/ Borough Council and two (2) returned to the developer.
- D. Recording the Final Plan: The developer shall record the final plan in the office of the Recorder of Deeds of Mifflin County within ninety (90) days after the date of approval by the Board of Supervisors/ Borough Council. The copy of the final plan filed for recording shall be a clear and legible paper copy bearing the approval of the Board of Supervisors/ Borough Council. No lots shall be sold or transferred prior to recording of the final plan. Failure to record the approved plan shall render all approvals null and void.
- E. <u>Copy of Approved Plan</u>: The developer shall furnish two (2) paper and one (1) digital copy of the approved final plan (in a format acceptable to the County) along with a transmittal letter to the Mifflin County Planning and Development Department for mapping purposes.
- F. Prior to the final plan submission, the prospective developer must have complied with the planning requirements of the Pennsylvania Sewage Facilities Act as administered by the Pennsylvania Department of Environmental Protection. It is suggested that the prospective developer consult the municipal sewage enforcement officer or the Mifflin County Planning and Development Department as to the requirements of that act.

To ease regulations upon smaller projects, replace the provisions in Section 205 for a "Minor Subdivision" as follows:

- "A. Minor Subdivision is defined as a proposal involving land, other than a land development, which is either:
 - 1. a "replat" as defined by Section 801; or 2. a subdivision:
- a. that results in only 3 new additional single family detached residential lots, or only 3 new additional clearly agricultural lots of more than 10 acres each, in addition to the one pre-existing lot, and
- b. which does not involve an extension or new segment of a street (other than what was previously approved), and

- c. which has not involved the final subdivision approval or submittal for subdivision approval of 3 or more additional new lots from the same parent tract within the previous 5 years; or 3. the merger of two or more lots together in a form that they cannot be separately sold..
- d. If the tract includes more than 800 feet of frontage along an existing street, a subdivision shall not be considered a minor subdivision if more than 50 percent of the existing street frontage would be consumed by new lots.
- e. A Minor Subdivision shall only be required to involve the submittal and approval of a Final Plan, instead of requiring submittal and approval of both a Preliminary and a Final Plan.

205 – Exceptions for Minor Subdivisions

- A. <u>Definition of Minor Subdivision:</u> In the case of any proposed subdivision, land site, or other division of land, certain requirements of this Ordinance may be waived by the Township/Borough Planning Commission and the proposal deemed to be a Minor Subdivision, provided that all of the criteria in the following subsections B., C., E. F and G. are met:
- B. To qualify as a Minor Subdivision, the proposal shall not involve the extension of any public facilities including:
 - 1. New streets, access easements or any rights-of-way
 - 2. Paving or other improvements
 - 3. New or improved water lines, sewer lines or storm drainage
 - 4. New or improved public facilities or services
- C. The building lots proposed (not counting any residue) do not contain greater than 50% environmentally sensitive areas as defined by this Ordinance.
- D. Reserved.
- E. The proposal does develop more than fifty percent (50%) of the road frontage of the parcel.
- F. The proposal does not conflict with the Township/Borough or County comprehensive plan.
- G. The proposal does not constitute a subdivision, re-subdivision or development of any lot, tract, parcel, site or other division of land or portion thereof which had received previous approval as a subdivision or land development within five (5) years prior to the submission of the application. If such prior approval has taken place, all applications shall be considered a single application for purposes of classification.
 - 1. If a subdivision or land development contains not more than three (3) lots, sites or other divisions of land (including residue land), and such subdivision or land development meets criteria as stated above, then the Planning Commission shall have the authority, at their discretion, to classify such subdivision or land development as "Minor."

H. Plat Details:

- 1. Plats shall be certified by a registered land surveyor and shall show metes and bounds of the entire minor subdivision and all requirements of Section 303, Final Plan plus a delineation of environmentally sensitive areas.
 - a. If a minor subdivision involves a residual lot of more than 10 acres, then the associated bearing and distances for the boundary of the residual lot may be described by the existing meets and bounds description from the property deed without an actual survey.
- 2. Plats shall be accompanied by a location map shown on a print of the most current USGS quadrangle covering the property.
- 3. A minor subdivision shall meet Article IV Design Standards and other applicable standards.
- 4. All information or accompanying documentation required shall be submitted as part of the application, along with the specified application fee.

206. Exceptions for Replats

- A. A replat or re-subdivision of land may submit a final plan for approval without first obtaining approval of a preliminary plan if the application meets all of the following requirements:
 - 1. It does not involve an increase of more than 3 new dwelling units compared to the number of dwelling units that was previously allowed.
 - 2. It does not involve an increase in the number of commercial or industrial lots compared to what was previously allowed.
 - 3. It does not involve the extension or construction of a street.
 - 4. It does not create any new or more serious nonconformities in compliance with municipal ordinances compared to the previously allowed plan."
- B. If a previously approved residential subdivision or land development plan included certain amenities that the Board of Supervisors/ Borough Council has reason to believe were relied upon when persons previously purchased property within the subdivision or land development, and as part of a replat, the applicant proposes to remove such amenities without replacing them with amenities that will serve the same function, then as a condition of the final approval of the replat, the Board of Supervisors/ Borough Council may require that the applicant obtain the written approval of all persons who currently own property within the subdivision or land development prior to recording of the replat. Such written approvals shall be provided to the municipality.
- C. A replat shall meet all other applicable requirements and specifications of this Ordinance.

Article 3 – Plan Requirements

301 - Sketch Plan

- A. Sketch plans should be legibly drawn on a Mifflin County Tax Map or similar property line map at a scale of between one (1) inch equals one hundred feet (1"=100") to one inch equals four hundred feet (1"=400").
- B. Sketch plans should include:
 - 1. Proposed development and land uses.
 - 2. Proposed public improvements.
 - 3. Any existing environmentally sensitive areas, which will constrain or limit development.

302 – Preliminary Plan

- A. <u>Scale:</u> The preliminary plan shall be drawn to scale based on the following:
- 1. If the average size of the proposed lots (not including residue) in the subdivision is five (5) acres or smaller, the plan shall be drawn to a scale of one (1) inch equals one hundred (100) feet (1" = 100").
- 2. If the average size of the proposed lots (not including residue) in the subdivision is between five (5) acres and fifty (50) acres, the plan shall be drawn to a scale of one inch equals two hundred feet (1" = 200").
- 3. If the average size of the proposed lots (not including residue) in the subdivision is over fifty acres, the plan shall be drawn to a scale of one inch equals four hundred feet (1" = 400').

B. Plan Size and Legibility:

- 1. The subdivision plan submitted for preliminary approval shall be a clear, legible black- or blue-line print on white paper, or suitable equivalent.
- 2. Preliminary plans shall be on sheets no larger than twenty-four (24) by thirty-six (36) inches. For small subdivisions, an alternate standard sheet size will be accepted. Final plans drawn in two (2) or more sections shall be accompanied by a key diagram showing the relative location of the sections.
- C. <u>Plan Information</u>: The preliminary plan shall show or be accompanied by the following information:
- 1. Proposed subdivision name or identifying title.
- 2. North point, scale and date.
- 3. A title/certificate block, containing the following:
- 4. Name and address of owner of property and acknowledgment of subdivision.
 - a. Name and seal of registered design professional responsible for the plan.
 - b. Certificate of review by the Mifflin County Planning Commission.

- c. Certificate of review and approval by Township/ Borough Planning Commission and Board of Supervisors/ Borough Council
- 5. Tract boundaries with bearings and distances and total acreage being subdivided.
- 6. Existing zoning districts or if no zoning exists, Future Land Use Plan category, as stated in a local plan (if adopted) or the Mifflin County Comprehensive Plan.
- 7. Contours at vertical intervals of five (5) feet or, in the case of relatively level tracts, at such lesser interval as may be necessary for satisfactory study and planning of the tract. Areas of steep slope shall be clearly identified as moderate steep slope (16 -25%) and very steep slopes (25%+).
- 8. For a minor subdivision, a topographic survey is not needed, and instead the plan may show 10 foot contours exterpolated from USGS mapping or a more accurate source.
- 9. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations.
- 10. All existing watercourses, lakes or ponds, floodways, floodplains, identified wetlands, tree masses, rock outcropping, caverns, sinkholes and other environmentally sensitive areas.
- 11. All existing buildings, sewers, water mains, culverts, petroleum or petroleum product lines, fire hydrants and other significant man-made features.
- 12. All existing streets on or adjacent to the tract, including name, right-of-way width, and pavement width.
- 13. All existing property lines, easements and rights-of-way, and the purpose for which the easements or rights-of-way have been established.
- 14. Location, name and width of all proposed streets, alleys, rights-of-way, and easements; proposed lot lines with approximate dimensions; playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use.
- 15. The names of owners of all abutting unplotted land and the names of all abutting subdivisions.
- 16. Where the preliminary plan covers only a part of the developer's entire abutting holdings, a statement on eventual development of those lands, including a sketch of prospective eventual street layout.
- 17. Any Agricultural Security Areas, within or abutting the property.
- 18. Identify any areas where non-agricultural earth disturbance will occur, including estimated acreage of disturbance.
- 19. A map for the purpose of locating the site to be subdivided at a scale of not more that two thousand (2,000) feet to the inch (e.g., drawn on a 7.5 Minute USGS Quadrangle Map).
- D. The preliminary plan shall include therein or be accompanied by:
- 1. All required permits and related documentation from the Department of Environmental Protection (PA DEP) and any other Commonwealth agency, or from the County or Township/ Borough where any alteration or relocation of a stream or watercourse is proposed.
- 2. Documentation indicating that all affected adjacent municipalities, PA DEP, the Department of Community and Economic Development, and the Federal Insurance Administrator have been notified whenever any alteration or relocation of a stream or watercourse is proposed.
- 3. Copies of the proposed deed restrictions, if any, shall be attached to the preliminary plan.

4. Proposed cross-sections, profiles and details of any new proposed streets, sewer or waterlines, or storm sewer facilities.

303 – Final Plan

A. <u>Plan Size and Legibility</u>:

1. The subdivision plan submitted for final approval shall be a clear, legible black- or blue-line print on white paper, or suitable equivalent.

Final plans shall be on sheets no larger than twenty-four (24) by thirty-six (36) inches. For small subdivisions, an alternate standard sheet size will be accepted. Final plans drawn in two (2) or more sections shall be accompanied by a key diagram showing the relative location of the sections.

B. <u>Required Information</u>:

- 1. The final plan shall include the following:
 - a. Subdivision name or identifying title.
 - b. North point, scale and date.
 - c. Name of the record owner and developer.
 - d. Name and seal of the registered professional, if any, responsible for the plan.
 - e. Name and seal of the professional surveyor certifying the accuracy of the plan.
 - f. Boundaries of the tract, along with the location of boundary monuments and markers, of the area being subdivided with accurate distances to hundredths of a foot and bearings to one quarter of a minute. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet.
 - g. Street lines, lot lines, rights-of-way, easements and areas dedicated or proposed to be dedicated to public use.
 - h. The length of all straight lines, radii, lengths of curves, deflection angles, and tangent bearings for each street.
 - i. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.
 - j. The proposed building setback line for each lot, or the proposed placement of each building.
 - k. Location, size and invert elevation of all sanitary, storm and combined sewers and location of all manholes, inlets and culverts.
 - 1. All dimensions shall be shown in feet and in hundredths of a foot.
 - m. Lot numbers.
 - n. Names of streets within and adjacent to the subdivision.
 - o. Permanent reference monuments shall be shown.
 - p. Names of any adjoining subdivisions shall be shown.
 - q. Names of the owners of any unplotted land shall be shown.

C. Certificates - The final plan shall include thereon or be accompanied by:

- 1. Certificate of dedication of streets and other public property, if offered for dedication.
- 2. Certificate for approval by the Board of Supervisors/ Borough Council.
- 3. An affidavit that the applicant is the owner or equitable owner of the land proposed to be subdivided.
- 4. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the owner or owners of the property, to the effect that the subdivision as shown on the final plan is made with his or their free consent and that it is desired to record the same.
- 5. Certification by the municipal sewage enforcement officer when individual sewage disposal or water systems are to be installed as required by Article 5 of this Ordinance.
- 6. Certification by the developers engineer or surveyor that the plan meets the design and construction standards of this Ordinance.
- 7. An affidavit from each and every utility that the easements, and proposed improvements provided satisfy the requirements of the respective utility company and that there is both a capacity and willingness to serve the development.
- 8. A bonafide letter from the Mifflin County Conservation District or the Department of Environment Protection stating that all requirements of the latest version of the Soil Erosion and Sedimentation Control Manual have been met by the subdivider.
- 9. An agreement by the developer to provide a list of applicable specified standards and improvements to purchasers, builders or their agents.
- 10. A Final Plan shall also include all of the submission information listed in Section 302 for a Preliminary Plan.

D. The Final Plan shall include therein or be accompanied by:

1. Construction plans including, but not limited to, typical cross sections, street profiles and drainage details for all streets. Such profiles shall show at least the following: existing (natural) grade along the proposed street centerline; proposed finished centerline grade or proposed finished grade at top of curbs; sanitary sewer mains and manholes; storm sewer mains, inlet, manholes and culverts

E. Protective covenants, if any, in form for recording.

1. Proof of approvals by all appropriate public and governmental authorities or agencies where applicable including, but not limited to, occupancy permits for any planned road entrances onto existing roads or highways and permits or approvals from the Department of Environmental Protection or other State agencies relating to sewage facilities, water obstructions, air quality, etc., as applicable.

304. Record Plan.

The applicant shall provide to the municipality one clear reproducible and one paper clean and legible copies of the Record Plan, in addition to providing copy(ies) to the County Recorder of Deeds Office in whatever format is required by that office. The municipal copies shall be made after recording, and shall be exact copies of those portions of the approved Final Plan that the municipality requires to be recorded. Such Record Plan, at a minimum, shall include all of the following:

- A. street right-of-ways,
- B. any common open spaces or required buffer yards,
- C. easements, and any covenants that the Township required to be placed on the Final Plan,
- D. lot lines, minimum yards and lot dimensions,
- E. water lines, sanitary and storm sewer lines and stormwater drainage facilities,
- F. the required signatures of the applicant, plan preparer, municipal officials and the County Planning Commission staff and the date of municipal approvals,
- G. notations stating whether the streets, any common open space and other proposed improvements are to be offered or not offered for dedication to the municipality,
- H. any required clear sight triangles, and
- I. additional information from the complete Final Plan that the Subdivision Administrator may require be shown.

Road and utility profiles and soil and erosion control plans are not required to be included on the Record Plan.

Article 4 – Design and Construction Standards

All subdivisions shall comply with the standards of this Article. If such standards are replicated or are in conflict with any municipal zoning ordinance, the zoning ordinance standards shall prevail. In addition to these, the Township/ Borough may require evidence of compliance with all other municipal, county, state or federal laws or regulations.

401 – Density

- A. To provide for sufficient light, air, access, orderly design and freedom from hydrologic, geologic or topographic hazards, all subdivisions shall be designed in conformance with this Section to determine maximum residential density. The number of dwelling units permitted in a subdivision shall be calculated by dividing the net area, after deducting non-buildable and constrained land in conformance with this Section, by the allowable lot size specified in Section 402. Non-residential lots shall not be smaller than that required for a single dwelling unit and shall meet the land development standards of Article 5.
- B. <u>Non-Buildable Areas Deduction</u>. The following land areas shall not be used to meet the minimum lot area for a lot and shall not be used towards calculating allowed density:
 - 1. Lands within legal rights-of-way of existing or proposed streets.
 - 2. 50 percent of lands within overhead electric transmission rights-of-way or easements intended to include lines totalling more than 35 kilovolts of capacity.
 - 3. Land within the 100 year floodway, where a floodway is defined on official Federal floodplain mapping.
 - 4. Land within wetlands, as defined by Federal or State regulations, and land in natural lakes and ponds.
- C. <u>Constrained Lands Deduction</u>: Due to geologic, topographic and hydrologic hazards, the following calculations will be made to constrained lands. The result of the multiplication shall be then subtracted from the total acreage of the property.
 - 1. <u>Floodplains:</u> Multiply the non-floodway portion of the 100-year floodplain by .50. Where floodways are not designated, the multiplier shall be .75.
 - 2. <u>Steep Slopes</u>: Multiply the acreage of land with natural ground slopes exceeding twenty-five percent (25%) by 0.8.
 - 3. <u>Moderately Steep Slopes</u>: Multiply the acreage of land with natural ground slopes between fifteen percent (15%) and twenty-five percent (25%) by 0.40.

The total number of dwelling units (or lots in the case of single-family development) shall be determined by dividing the net lot area (total acreage less non-buildable and constrained lands) by the minimum lot size.

D. The non-buildable areas deduction and the constrained lands deduction shall apply to: a) the creation of a maximum of one new residential or agricultural lot from each tract that existed at the time of enactment of this Ordinance; or b) a replat that does not increase the total number of lots on the tract.

402 – Lots and Blocks

Note - This Section 402 is typically only needed in a municipality that does not have a zoning ordinance. However, Section 402.H. may still be useful because that matter is often not covered in zoning.

A. Residential Net Lot Yard and Height Requirements

	With Approved	With Both Community
	On-Lot Sewer	Water and Sewer
Minimum Lot Size	76,230 Square Feet	10,000 Square Feet
Minimum Lot Width	175 Feet	60 Feet
Minimum Front Yard	40 Feet	25 Feet
Minimum Side Yard	25 Feet	8 Feet
Minimum Rear Yard	25 Feet	25 Feet
Maximum Lot Coverage	20%	40%

- 1. <u>Accessory Structures:</u> If a customarily incidental accessory structure or use has a total height of less than 20 feet and a maximum building floor area of 600 square feet, the minimum side and rear yard for such structure or use may be reduced to 6 feet, except that a residential storage shed of less than 150 square feet may have a minimum side and rear yard setback of 3 feet.
- B. <u>Lot Averaging</u>: In subdivisions of ten (10) lots or more (excluding original or residual tract), lots below the minimum standard may be allowed provided no lot is less than twenty-five percent (25%) below the minimum, the average of all newly created lots equals the stated minimum, and no substandard lot contains environmentally sensitive areas.
- C. <u>Blocks</u>: Blocks shall be not less than six hundred (600) feet in length. In the design of blocks larger than one thousand feet (1,000), special consideration shall be given to the requirements of satisfactory fire protection.
- D. <u>Buildable Lots</u>: For any lot submitted for approval after the adoption of this Ordinance, the plan shall show the outer extent of the location of the proposed principal building. Such proposed building area shall not include areas with a slope of over 25 percent (other an area of less than 300 square feet and other than previously man-made slopes) and shall not include any area within a 100 year floodway. The Board of Supervisors/ Borough Council may require that a conservation easement be placed on a lot to ensure that this requirement will be met over time.
- E. <u>Flag Lots:</u> The following regulations shall apply:

- 1. See definition in Section 801. A flag lot shall have its own direct driveway access to a street using a strip of land which is a fee-simple part of the same lot, and shall not be an access easement.
- 2. Flag lots shall only be permitted to include permanently preserved land, single family detached dwellings, stormwater detention basins, water supply facilities and sanitary sewage pumping stations.
- 3. No portion of the lot shall be less than 25 feet in width. The lot shall meet the required minimum lot width requirement at the proposed principal building setback line.
- 4. The area of the pole shall not be included in the calculation of the minimum lot area.
- 5. The front yard setback for a flag lot shall be measured a distance equal to the front yard requirement from the point where the lot first meets the minimum lot width requirement.
- 6. A new flag lot shall not be allowed adjacent to an existing flag lot.
- 7. A flag lot shall only be approved if necessary to reduce the amount of disturbance of natural features or prime agricultural soils and the amount of impervious coverage, and if such flag lot will not by itself result in an increased number of dwelling units on the property compared to what is possible without use of a flag lot.
- 8. A maximum of one flag lot shall be permitted for each tract of land that existed at the time of enactment of this Ordinance.
- 9. If approval is granted for a flag lot, the lot shall include a deed restriction that shall permanently prohibit future subdivision of the flag lot unless each new lot would be able to meet all municipal requirements for non-flag lots, including but not limited to street access and minimum lot width.
- F. <u>Depth-to-Width Ratio</u>: The depth-to-width ration shall not exceed 4:1 unless in the case of lots of over four (4) acres in size.
- G. <u>Lots:</u> All lots shall front on a proposed or existing public street or approved private street or private drive meeting the requirements of this Ordinance.

H. Lot Grading:

- 1. Every lot shall have a building site free of hazards or environmentally sensitive areas. Said building site shall not exceed a slope of fifteen (15) percent. Lots shall be graded, if necessary, to provide a building site free of environmental hazards and to provide proper drainage away from buildings and to prevent the collection of stormwater in pools.
- 2. Lot grading shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, their grade shall not be less than one percent (1%) nor more than four percent (4%). The swales shall be sodded, planted or lined as required.

- 3. A Grading and Drainage Plan may be required for subdivisions and land developments involving environmentally sensitive areas.
- 4. No final grading, fill, or cut shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical except under one or more of the following conditions:
 - a. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the ______ Township/ Borough Engineer and approved by same. The statement shall state that the site has been inspected and that the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.
 - b. A concrete or stone masonry wall with an up-slope drainage system constructed according to sound engineering standards for which plans are submitted to the ______ Township/ Borough Engineer for review and written approval is provided.
- 5. The top or bottom edge of slopes shall be a minimum of three (3) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, or right-of-way lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height, located at the top of the slope, shall be protected by a protective fence no less than three (3) feet in height approved by the ______ Township/ Borough Engineer.

Note - The following subsection should be included for municipalities without zoning ordinances:

I. <u>Maximum Building Height:</u> The maximum building height shall be 35 feet, except for customary extensions and attachments that are not occupied by humans, such as steeples of places of worship, water towers, industrial machinery, heating/ventilation/air conditioning equipment and antenna.

403 – Monuments and Markers

- A. The developer shall place permanent reference monuments or markers in all subdivisions. Monuments or markers removed during construction or grading shall be replaced at the expense of the party removing them. Replacement shall be done by a registered surveyor. A wood monument marker approximately three (3) feet high should be placed at property corners to facilitate County addressing and tax mapping.
- B. <u>Monuments</u>: Monuments may be of pre-cast or site poured concrete or magnetic bars of at least one-half (1/2) inch diameter set into concrete. In either case, monuments shall be set a minimum of thirty-six (36) inches deep and have the top level with finished grade.

Monuments shall be scored or marked to indicate the exact crossing of intersecting lines. Monuments shall be placed at all exterior corners of subdivisions except in the case of a minor subdivision.

C. <u>Markers</u>: Markers shall consist of magnetic metal pipes or bars at least twenty-four (24) inches in length and set to finished grade. Markers shall be set in all new lot corners.

404 - Easements

- A. Easements with a minimum of fifteen (15) feet shall be provided as necessary for utilities.
- B. To the fullest extent possible, utility easements shall be centered or adjacent to rear or side lot lines.
- C. Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of fifteen (15) feet minimum width in order to preserve natural drainage.
- D. There shall be no building or other permanent improvement located within an easement.
- E. Easements for the protection of environmentally areas shall be provided in conformance with Section 412.

405 – Sewer Systems

All subdivisions or land developments shall show evidence of an adequate sewer system to serve the needs of the proposed development.

A. On-Lot Sewage and Water Supply:

- 1. A DEP Sewage Planning Module or appropriate waiver shall be submitted with the Preliminary Plan. The Board of Supervisors/ Borough Council shall request the Sewage Enforcement Officer (or the local agency for enforcement of Pennsylvania Sewage Facilities Act) to make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the proposed lot size, existing grade and soil conditions. The Township/ Borough shall review the findings of DEP and of any other competent Registered Professional Engineer or authority on this matter, and shall make a final determination on the adequacy of the proposed facility. In cases where subdivision involves addition of land to an existing lot(s) or new lots without intentions for future building or expansion of residential living quarters (dwelling), a DEP Sewage Planning Module is not necessary, provided a waiver is submitted.
- 2. Where evidence indicates that the minimum lot size requirements specified in other sections of these Regulations or in any applicable zoning ordinance are not adequate to permit the installation of individual on-lot water supply and/or sewage disposal facilities, the Township/ Borough shall require that the developer request the local sewage enforcement agency to make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the proposed lot size, existing grade

and soil conditions. In all such cases, a certificate by the appropriate official of the local sewage enforcement agency indicating that the proposed facilities or DEP sewage planning module are adequate shall be a pre-requisite to final approval of the plan.

B. Community Sewer Systems:

- 1. All proposals for new community or public sewer systems shall be approved by the existing operating authority or agency. Proposals for new community sewer systems will be considered where they are consistent with the County Comprehensive Plan or any adopted Township/ Borough comprehensive plan or Act 537 Plan. Evidence of the ability and willingness of the provider to serve shall be presented.
- 2. For areas within designated future public or community sewer service areas, subdivisions and land developments shall be required to connect to an existing public or community sewer system if public service is available within the following distances.

Size of Development or EDUs	<u>Distance</u>
2-4 Units	200 Feet
5-15 Units	500 Feet
15+ Units	1,000 Feet

- 3. Connection shall not be required in the following circumstances:
 - a. Inability or lack of capacity of the public system to serve.
 - b. Topographic changes of more than fifteen percent (15%) between the proposed development and existing service area if the service area lies at the higher elevation.
 - c. Intervening environmental conditions, which would preclude service including Agricultural Security Areas.
 - d. Inconsistency of the development with the municipal or county land use plan.
- 4. <u>Capped Sewers</u>: Where the Township/ Borough has an adopted comprehensive plan or Act 537 Plan for the extension of an existing public sanitary sewer system or construction of a new public sanitary sewer system into an area that is being subdivided, and it is reasonably expected that the area will be served by such public system within a period of five (5) years, capped sewers shall be installed to adequately serve all lots in the proposed subdivision for later connection to the public system.
- 5. <u>Location of Sewer Lines</u>: Whenever sanitary sewers are provided they shall be located as nearly to the centerline of any street right-of-way as is reasonably possible, and all such sewer lines shall provide service connections to the property line of each and every lot, said service connections being properly capped.

6. Type of Sewer System:

- a. All sewer systems shall be constructed according to the requirements of the Pennsylvania Department of Environmental Protection.
- b. No combined sanitary and storm sewer systems will be permitted.
- 7. <u>Manholes</u>: Sanitary and storm sewer manholes will be provided at all changes in grade and direction and in no instance shall the distance between said manholes exceed four hundred (400) feet.

406 – Water Systems

All subdivisions and land developments shall show evidence of adequate water systems to serve the needs of the proposed development.

A. <u>On-Lot Water Systems:</u> For major subdivisions and major land developments, a hydrogeologic study may be required to show adequate uncontaminated subsurface water resources. If there are areas within approximately one half (1/2) mile radius of the proposed subdivision with documented water problems, or areas of shale surface geology, or presence of known sources of contamination or documentation of water problem areas in a local comprehensive plan or water supply plan, a hydro-geologic study shall be performed.

B. <u>Community Water Systems:</u>

- 1. All proposals for new community or public water systems shall be approved by the existing operating authority or agency. Evidence of the ability and willingness of the provider to serve shall be presented.
- 2. For areas within designated future public or community water service areas, subdivisions and land developments shall be required to connect to an existing public or community water system if public service is available within the following distances:

Size of Development or EDUs	<u>Distance</u>
2-4 Units	200 Feet
5-15 Units	500 Feet
15+ Units	1,000 Feet

- 3. Connection shall not be required in the following circumstances:
 - a. Inability or lack of capacity of the public system to serve.
 - b. Topographic changes of more than fifteen percent (15%) between the proposed development and existing service area if the service area lies at the lower elevation.
 - c. There are intervening natural features, preserved farmland or other physical features that preclude extension of service, or intervening land in an agricultural security area that involves owners of land who do not want the water service to be extended.
 - d. Inconsistency of the development with the Township/ Borough or County Land Use Plan.

- C. <u>Design Standards for Public Water Systems</u>: Public water systems shall meet the design criteria set forth by the applicable provider. However, in no case shall fire hydrants be placed further than one thousand (1,000) feet from any lot.
 - 1. <u>Capped Water Lines:</u> Where the Township/Borough has an adopted comprehensive plan or public water supply plan for the extension of an existing public water system or construction of a new public water system into an area that is being subdivided, and it is reasonably expected that the area will be served by such public system within a period of five (5) years, capped water lines shall be installed to adequately serve all lots in the proposed subdivision for later connection to the public system.
 - 2. <u>Location of Water Lines</u>: Whenever water lines are provided they shall be located as nearly to the centerline of any street right-of-way as is reasonably possible, and all such lines shall provide service connections to the property line of each and every lot, said service connections being properly capped.

In Section 407.B., replace the first sentence with the following:

"A privately owned or maintained street shall only be allowed if the applicant proves to the satisfaction of the Board of Supervisors/ Borough Council that there will be an appropriate legally binding mechanism in place to ensure the proper maintenance and repair of the street over time, with affected property-owners legally bound to fund such maintenance and repair. The legal form of such agreements shall be subject to approval by the municipal Solicitor."

In Section 407, in the table entitled "Summary of Required Improvements and Standards", for all types of subdivisions:

- Replace the maximum Cul-de-sac length with the following for each type of subdivision: "800 feet 800 feet 800 feet. The Board of Supervisors/ Borough Council may allow a longer width if there are provisions for a suitable alternate access point by emergency vehicles."
- Replace the cul-de-sac radii row with the following:
 - "Minimum Cartway Radius for a Cul-de-Sac Turnaround 40 feet 40 feet 40 feet 40 feet. The right-of-way line shall be a minimum of 10 feet outside of the cartway of a cul-de-sac street. The municipality may allow the center of a cul-de-sac turnaround to be landscaped, provided there is a proper method to ensure its maintenance."
- Replace note "*" with the following: "The minimum street width shall be increased to 28 feet where on-street parking is planned, except that such street width shall be increased to 32 feet for a development of townhouses or multi-family dwellings or where a 32 feet width is necessary to continue the width of an existing public street."

- **407 Design Standards for Streets:** All new streets shall meet the following standards: A. Private driveways shall be permitted if they serve no more than two (2) lots.
- B. Private streets shall be permitted if they serve no more than six (6) lots. All private streets shall meet public street design criteria.
- C. Streets for subdivisions serving more than six (6) lots must be dedicated for public ownership and maintenance.
- D. Construction standards must be compliant with municipal specifications adopted by resolution and available from the Subdivision Administrator.
- 407.1 <u>Street Right-of-Way Widths</u>: The minimum right-of-way and cartway widths for all proposed streets shall be as set forth in Table 407.

TABLE 407

Street standards shall be based on one of three types of subdivisions:

Type I Subdivision – A subdivision in which the lot size, excluding any residue, is five (5) acres or greater.

Type II Subdivision – A subdivision in which the lot size, excluding any residue, is between five (5) acres and 20,000 square feet.

Type III Subdivision – Any subdivision or residential land development in which the lot size, excluding any residue, is smaller than twenty thousand (20,000) square feet. For the purposes of this Article, multi-family land developments, commercial or industrial subdivisions and land developments shall be considered as Type III subdivisions.

REQUIRED IMPROVEMENTS AND STANDARDS

Streets	Type I	Type II	Type III		
Minimum Cartway Width	20 Feet	22 Feet	24Feet *		
Minimum R-O-W	40 Feet	50 Feet	50 Feet		
Maximum Cul-De-Sac	Must Service No More	Maximum	Maximum		
Length	Than 12 Lots	Length600 Feet	Length600 Feet		
Minimum Cul-De-Sac	65 Feet Unpaved	45 Feet(50 Feet	45 Feet(50 Feet		
Turning Radii	Center (70 Feet R-O-	R-O-W)	R-O-W)		
	W)				
Paving Standards	Gravel	Paved	Paved		
Sidewalks	Not Required	Optional	Required		

Public Utilities	On-Lot or Public	Minimum Either	Public Water and
		Public Water or	Sewer
		Sewer	
Curbs	Not Permitted	Optional	Required

^{*}The unpaved center in cul-de-sacs shall be maintained in native vegetation or similar plantings suitable for the natural management of stormwater runoff. The street width shall be increased to twenty-eight (28) feet where on-street parking is planned.

- 407.2 Arterial and Collector Streets: The above right-of-way and cartway width and paving and design standards shall be increased where recommended by the Township/ Borough Engineer and approved by the Board of Supervisors/ Borough Council. All streets that are State highways shall conform to the applicable requirements of the Pennsylvania Department of Transportation.
- 407.3 <u>General Design</u>: Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by the Township/ Borough and they shall further conform to such County and State road and highway plans as have been prepared, adopted and/or filed as prescribed by law.
- A. <u>Continuity</u>: The proposed street layout shall provide for the continuation or projection of existing streets in the surrounding area unless the Board of Supervisors/ Borough Council deems such extension undesirable for specific reasons of topography or design.
- B. <u>Horizontal Curve</u>: The maximum horizontal curve shall have a centerline radius of one hundred fifty (150) feet on a local street and three hundred (300) feet on a collector or arterial street.
- C. <u>Vertical Curve</u>: Vertical curves shall be required at changes of grade exceeding one percent (1%) and shall be designed in relation to the extent of the grade change and to provide the minimum sight distances listed above.
- D. <u>Minimum Tangent</u>: Whenever street lines are deflected in excess of one (1) degree, connection shall be made by horizontal curves, and a minimum tangent length of fifty (50) feet shall be required between reverse horizontal curves.
- E. <u>Topography</u>: Streets shall be logically related to the topography to produce usable lots and reasonable grades.
- F. <u>Interconnectivity</u>: Minor streets shall be laid out to discourage through-traffic, but provisions for street connections into and from adjacent areas will generally be required.
- G. <u>Adjacent Access</u>: Proposed streets shall be extended to provide access to adjoining property where necessary.

- H. <u>Sufficiency of R-O-W Width</u>: Adequate street rights-of-way shall be provided as necessary where lots in the proposal are large enough to permit resubdivision, or if a portion of the tract is not subdivided.
- I. <u>Half Streets</u>: New half or partial streets or new alleys will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards contained herein and where, in addition, satisfactory assurance for dedication of the remaining part of the street or alley can be secured. Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.
- J. <u>Dead-End Streets</u>: Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs to serve residential areas.
- K. <u>Reserve Strips</u>: New reserve strips, including those controlling access to streets, shall be avoided.

L. Street Intersections:

- 1. <u>Acute Angle Intersections</u>: Streets shall be laid out to intersect as nearly as possible at right angles. No streets shall intersect another at an angle of less than sixty (60) degrees.
- 2. <u>Multiple Intersections:</u> Multiple intersections involving junction of more than two (2) streets shall be prohibited.
- 3. <u>Sight Triangle</u>: Clear sight triangles of thirty (30) feet measured along street lot lines from their point of junction shall be provided at all intersections, and no building shall be permitted within such sight triangles.
- 4. <u>Off-set Intersections</u>: To the fullest extent possible, intersections with major traffic streets shall be located not less than eight hundred (800) feet apart, measured from centerline to centerline.
- 5. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum off-set of one hundred twenty-five (125) feet between their center lines.
- M. <u>Curb Radii</u>: Minimum curb radii at street intersections shall be fifteen (15) feet for intersections involving only minor streets, twenty-five (25) feet for intersections involving other type streets, or such greater radius as is suited to the specific intersection. Where proposed roads intersect state highways, the minimum radius shall be forty (40) feet.
 - 1. Minimum right-of-way radii at street intersections shall be twenty-five (25) feet for all intersections.
 - 2. Where the grade or any street at the approach to an intersection exceeds seven percent (7%), a leveling area shall be provided having not greater than four percent (4%) grades for a distance of twenty-five (25) feet measured from the nearest right-of-way line of the intersecting street.

N.	Maximun standards	n grade:	Maximum	grade of	streets shall	be	consistent	with	the	following
	Local Stree	ets – 10%	C	Collector S	treets – 8%		Arterial St	reets –	- 6%	
O.	Uses Fron	nting on M	Iajor Arteria	al Streets:						
		rticle 8, th A so dista Mar treat num	e Township ervice stree ance suitable ginal access ment as wil	/ Borough t approximate for the approximate for the approximate provide provide provide provide proximate for the sections with the section of the section o	may require a mately paralled ppropriate use r service alley protection for ith the major a	any o el to e of th ys, rev abut	of the follow the major ne intervent verse frontating proper	wing martering landage lots ties, re	neasi ial s id. s or s educt	ures: street at a such other tion in the
	de en	ontrolled a	Access: Ents shall be defined exit points	ntrances and esigned so	nd exits to not as not to inte	erfere	with throu	gh-traf	ffic i	n general,
	3. W	here a sub	odivision ab		tains an existi width in conf	_		-	_	-
P.	Paving ar with Appendix				ng and constr gh standards,					
408 –	Sidewalks a	and Curb	S							
Sidew	alks are requ	uired as pr	ovided and	applicable	under Table	407.				
A.	and sidew constructi Borough a required b Borough 1	valks to ion until so and the by Engineer.	uch plans ha	Town Town Township/ n of curbs	lans, profiles, ship/ Borough pproved byship/ Borough and and sidewalk Townshi	h. The h Eng	gineer, incl	r shall Town uding a	not i ship any i Tow	initiate // revisions //nship/
B.	<u>Curbs</u> :									
	2. W	There sidevidth to ac	walks are ins commodate	stalled, cur wheelcha	ed and applicates shall be defired. Depression	epres	sed at inter shall be in	section	vith	sidewalks

- ıt where provided. (Note: appropriate Federal ADA standards will be used.)
- 3. All curbs shall be of a mountable or "Cap Cod-berm" type, unless vertical curbs are stipulated by the Township/ Borough Engineer for stormwater control purposes. All curbs shall be constructed in accordance with adopted Street Construction Specifications.

409 – Utilities

Gas, electric, telephone and cable utilities shall be located in subdivisions in accordance with utility company practice and in accordance with agreements with, or as approved by ______ Township/ Borough. All buried utilities must be installed prior to the road subbase construction. All buried utilities located within the roadway must be backfilled with the same material and compaction requirements as specified for storm or sanitary sewer backfill within roadways.

410 – Stormwater Management Facilities:

- A. A Storm Water Management Plan meeting the requirements of the Pennsylvania Storm Water Management Act and any local Stormwater Management Ordinance or standards shall be submitted and implemented.
- B. A drainage system adequate to serve the needs of the proposed development will be required in new subdivisions. The developer shall construct a stormwater management system and connect the drainage system with any exiting storm sewer system if one exists. All storm sewer construction shall comply with the ______ Township/ Borough's stormwater management ordinance (if any), the Pennsylvania Stormwater Management Act, and the goal of creating no additional runoff from the property.
- C. A ten (10) year storm frequency, consistent with <u>storm frequency tables for Pennsylvania</u>, shall be utilized to design facilities serving local, commercial/industrial and marginal access streets and marginal access ways and access roads to multiple business properties. All longitudinal and side drains and slope pipes for street, road and highway systems will also be designed considering a ten (10) year storm frequency.
- D. Culvert cross drains and any other type of drainage facility in an underpass or depressed roadway section shall be designed utilizing the following storm frequencies.
 - 1. Arterial Highways 25 Years
 - 2. Collector, Local Streets and Others 10 Years
- E. Greater design frequencies may be required by _____ Township/ Borough where justified on individual projects.
- F. Bridges or culverts shall be designed to support and carry all legal loads, but not less than AASHTO Loading HS-20 and shall be constructed the full width of the cartway plus additional length, as necessary, to provide a proper installation.
- G. The continuation of natural drainage of stormwater shall be preserved to the maximum extent possible. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, a drainage easement may be required to follow the existing watercourse.
- H. Where new open watercourses are planned, adequate safety, erosion control, drainage, protection of capacity and appearance measures shall be taken by the developer to insure

proper, s	e, healthful disposal of stormwater. All open watercourses must be approved	by
the	Township/ Borough Engineer.	

411 – Erosion Control

Every subdivision and land development shall provide proper measures to control soil erosion and sedimentation. A copy of a Soil Erosion and Sedimentation Control Plan shall be submitted with all major subdivision plans regardless of the requirement for an NPDES permit.

All subdivisions involving a statutory earth disturbance requiring an NPDES permit shall have a Soil Erosion and Sedimentation Control Plan and/or permit, prepared in accordance with current State law (Erosion and Sedimentation Control, Chapter 102, Pennsylvania Rules and Regulations, as amended), which shall be reviewed and approved by the Mifflin County Conservation District.

________ Township/ Borough may also require a like plan for any minor subdivision. The plan shall be fully implemented during the construction of the development.

412 – Environmentally Sensitive Areas

Environmentally sensitive areas shall be protected from inappropriate development through easement, deed restriction and/or donation to an appropriate conservation organization.

413 – Street Naming and Addressing

Street names shall be proposed for each new street. Continuations of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets. All street names are subject to the approval of the Mifflin County Planning and Development Department, and shall comply with the Mifflin County Street Naming and Addressing Ordinance and Policy.

414 – Streets Signs

The developer shall install traffic control and street signs in conformance with this Section.

- A. Design and placement of traffic signs shall follow the requirements specified in the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the U.S. Department of Transportation.
- B. Street name signs shall be placed at each intersection. The design of street name signs should be consistent, of a style appropriate to the Township/ Borough, of a uniform size and color, and erected in accordance with municipal standards.
- C. Parking regulation signs shall be placed along roadways within the right-of-way in areas that restrict parking.
- D. Site information signs in a residential development shall follow a design theme related and complementary to other elements of the overall site design.

- **415 Control of Light and Glare**. This Section 415 shall only regulate exterior lighting that spills across lot lines or onto public streets.
- A. <u>Street Lighting Exempted</u>. This Section 415 shall not apply to: a) street lighting that is owned, financed or maintained by the municipality or the State, or b) an individual porch light of a dwelling (not including a spot light).
- B. <u>Height of Lights</u>. No luminaire, spotlight or other light source that is within 200 feet of a lot line of an existing dwelling or approved residential lot shall be placed at a height exceeding 35 feet above the average surrounding ground level. This limitation shall not apply to lights needed for air safety nor lights intended solely to illuminate an architectural feature of a building, nor lighting of outdoor public recreation facilities or a ski resort.
- C. <u>Diffused</u>. All light sources, including signs, shall be properly diffused as needed with a translucent or similar cover to prevent exposed bulbs from being directly visible from streets, public sidewalks, dwellings or adjacent lots.
- D. <u>Shielding</u>. All light sources, including signs, shall be shielded around the light source and carefully directed and placed to prevent the lighting from creating a nuisance to reasonable persons in adjacent dwellings, and to prevent the lighting from shining into the eyes of passing motorists.
- E. <u>Flickering</u>. Flashing, electronically moving, flickering or strobe lighting are prohibited, except non-advertising seasonal lights may flash between October 25th and January 10th.
- F. <u>Spillover</u>. Exterior lighting on an institutional, commercial or industrial property shall not cause a spillover of light onto a residential lot that exceeds 1.0 horizontal foot-candle at a distance 10 feet inside the residential lot line.
- G. <u>Lighting of Horizontal Surfaces</u>. For the lighting of predominantly horizontal surfaces such as parking areas and vehicle sales areas, lighting fixtures shall be aimed downward and shall include full cut-off measures as needed to properly direct the light and to meet the maximum spillover requirements of subsection F. and to prevent glare onto streets. The municipality may require that light fixtures for non-residential uses be placed along the street and be aimed away from the street in a manner that also minimizes light shining onto residential lots.
- H. <u>Lighting of Non-Horizontal Surfaces</u>. For lighting of predominantly non-horizontal surfaces such building walls and wall signs, lighting fixtures shall be fully shielded and shall be aimed so as to not project light towards neighboring residences or past the object being illuminated or skyward. Any lighting of a flag shall use a beam no wider than necessary to illuminate the flag. Lighting of a billboard should be attached to the top of the billboard and project downward."

416 - On-Lot Septic Systems.

- A. Purpose. To ensure that a suitable location is available for a new sewage disposal area if the original sewage disposal area should malfunction.
- B. This Section shall only apply to a lot that is officially submitted for subdivision or land development approval after the adoption of this section.
- C. Each lot shall include both a primary and a reserve sewage disposal area location. Both locations shall be determined by the Sewage Enforcement Officer to meet PA Department of Environmental Protection regulations for a septic system location prior to approval of the final subdivision or land development plan.
- D. The requirement for a reserve sewage disposal area shall not apply to the following:
 - 1. the simple merger of two or more existing lots, or an adjustment to lot lines of an existing lot,
 - 2. a vacant lot that includes a permanent deed restriction or conservation easement prohibiting any construction of buildings on the lot, or a lot that is not required to have sewage facilities because it will not be occupied by a person, such as a a lot occupied only by an electric substation, well or sewage pump station,
 - 3. lots within a subdivision or land development that will abut a complete capped sewage system constructed by the developer, the design of which has been approved by the municipality, or
 - 4. a spray irrigation or drip irrigation system.
- E. The reserve septic system location shall be kept clear of buildings, structures and parking, and shall be shown on any subsequent applications for new or expanded buildings or parking. The municipality shall require that the location be recorded with the deed.

Article 5 – Land Development Standards

501 - Jurisdiction

A. <u>Jurisdiction</u>: Developments classified as land developments under the Pennsylvania Municipalities Planning Code and are subject to regulation under this Ordinance. The design and construction standards in this Ordinance are applicable to land development, as such standards are appropriate. In land development, there is not necessarily a division of land typical of land subdivision actions, although buildings and/or use areas may be sold at the time of development or at some future time. Land developments must meet all applicable standards for subdivisions contained within this Ordinance. In addition, it shall be unlawful for an applicant to construct land developments as defined herein without complying with these additional requirements. Specific land development types are covered in subsequent articles.

502 – Procedures for All Land Developments

- A. In processing a land development, the three-stage procedure established in this Ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Site Plan, and Final Site Plan stages. Unless stated otherwise in standards for particular land developments, the land development shall be processed, and submission requirements shall be the same as that required for a major subdivision. In the event that subdivision and land development activities are concurrent, and the proposed Plan can meet all applicable standards, a combined Subdivision and Land Development Plan may be submitted.
- B. Unless otherwise noted, the processing requirements, drawing size, certifications, acknowledgments, number of copies, etc. for submission of Land Development Site Plans shall be the same as for a major subdivision, and the Final Site Plan shall be recorded in the Mifflin County Recorder's Office in accordance with Section 204(D) of this Ordinance.
- C. <u>Exception for Minor Land Development</u>: The Board of Supervisors/ Borough Council may combine the preliminary and final plans for a land development if
 - 1. It meets applicable standards for a minor subdivision.
 - 2. It does not involve a development earth disturbance of more than five (5) acres.
 - 3. It does not involve a building of greater than twenty thousand (20,000) square feet gross floor area or in excess of two (2) stories in height.
 - 4. It does not meet the definition of a Mobile (Manufactured) Home Park, Recreational Development, Mining Operation or Confined Animal Feeding Operation.

In Section 502 concerning minor land developments, revise 502.C. as follows:

- D. <u>Procedures for Minor Land Developments</u>. A minor land development may submit a final plan for approval without first obtaining approval of a preliminary plan. A minor land development shall be a land development that meets all of the following requirements:
 - 1. It is not a major subdivision.
 - 2. It does not involve more than 5 total acres of earth disturbance, other than for crop farming.
 - 3. It does not involve more than 20,000 square feet of total building floor area and does not involve any building in excess of 3 stories.
 - 4. It does not involve the extension or construction of a new street.
 - 5. It does not involve 4 or more new dwelling units.
 - 6. It does not meet the definition of a Mobile (Manufactured) Home Park, Mining Operation, Recreational Development of more than 5 acres, or Confined Animal Feeding Operation."

In Section 505.G., add a note that the required number of off-street parking spaces should not be included if those provisions are included in a zoning ordinance.

503 – Final Plan Review

- A. In addition to other final plan requirements for a major subdivision, the following items shall be included for final plan review for all land developments, as applicable:
- B. Site plans, as required in this Article, engineering plans detailing the construction of all required improvements, and plans, other data information establishing compliance with the design standards of this Article.
- C. In case of multi-owner or multi-tenant developments, proof of the organization and means for management and maintenance of common open space, parking and other common utilities or improvements. Instruments demonstrating creation of an association or entity or other means of assuring continuing maintenance shall be required.

504 – Site Plan

The developer shall submit a site plan in conformance with this Article. For land developments of a total development area of less than fifteen thousand (15,000) square feet, the site plan shall be prepared at a scale of one (1) inch equals fifty (50) feet. Where the total development area is less than five (5) acres, the site plan shall be prepared at a scale of one (1) inch equals one hundred (100) feet. Where the total development area is greater than five (5) acres, the site plan shall be prepared at a scale of one (1) inch equals two hundred (200) feet. Where it is planned that building and parking lot development will cover an area in excess of fifty thousand (50,000) square feet, combined topographic data at two (2) foot contour intervals shall be required. In addition to the other requirements for Preliminary and Final Subdivision and Land Development Plans set forth, as applicable, each land development site plan shall, through one (1) or more pages, show:

- A. Existing site conditions (topography, as needed, drainage, tree clusters, buildings, utility, streets, and nearby properties)
- B. Proposed developments, parking, vehicular and pedestrian access areas, storm drainage, landscaping, utility location and size.
- C. Architectural plans and building elevations, while not required, are strongly encouraged as a part of plan submissions.

505 – Design Standards

Land developments shall meet the following design requirements. It is recognized by ______ Township/ Borough that the design process should be somewhat flexible, pursuant to Section 503.2(5) of the Pennsylvania Municipalities Planning Code. Unless stated otherwise in Land Development Regulations, for specific types of land development, the following standards shall be met:

A. Vehicular access connections to the surrounding existing street network shall be safe, shall have adequate sight distances, and shall have the capacity to handle the projected traffic.

- B. The developer shall make satisfactory provision for the improvements necessary to the proper functioning of the development, including but not limited to, street access signs, water supply facilities, sewage disposal facilities and stormwater management devices.
- C. The development plan shall provide for adequate privacy, light, air and protection from noise through building design, street layout, screening, plantings and special siting of buildings.
- D. Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or other association or entity. Private streets shall meet Township/ Borough standards regarding sub-grade preparation, base and surfacing construction. Off-street parking areas may be integrated with public street design and construction providing maintenance responsibilities are mutually agreed upon.
- E. Service and waste storage and disposal areas for the land development shall be planned and constructed such that they are not visible from adjacent uses.
- F. Building locations and areas and roadways and driveways shall be sufficient for reasonably anticipated vehicular traffic, use and circulation.
- G. A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development, based upon standard parking capacity measurements, including number of spaces per anticipated development type. Parking standards shall be tied to the intensity, size, and specific use of the proposed land development. The number of off-street parking spaces required is set forth below. Where the use of the premises is not specifically listed requirements for similar uses shall apply. If no similar uses are mentioned, the parking requirements shall be one (1) space for each two (2) proposed patrons and/or occupants of that structure. Where more than one (1) use exists on a lot, parking regulations for each use must be met, unless it can be shown that peak times will differ.

(Note - If a zoning ordinance is in effect, it typically will regulate parking, and then parking can be deleted from the SALDO.)

PARKING REQUIREMENTS

USE OF LAND DEVELOPMENT REQUIRED PARKING 1. Auto Sales and Service 1 for each 200 square feet GFA 1 for each 200 square feet GFA 2. **Service Stations** Single-Family Dwelling and Duplex 2.0 per dwelling unit 3. 2.5 per dwelling unit* Multi-Family Dwelling 4. Mobile (Manufactured) Home Parks 2.0 per each space 5. Hotels and Motels 1 per guest room** 6. 25 for the first parlor 7. Funeral Home and Mortuaries 10 for each additional parlor 1 per each bed** 8. **Hospitals**

9.	Nursing Homes	1 per each 3 beds**
10.	Churches	1 per each 4 seats
11.	Schools	1 per each teacher and staff
		1 for each 4 classrooms + 1 for each
		4 high school students
12.	Sports Arenas, Stadiums Theaters,	
	Auditoriums, Assembly Halls	1 per each 3 seats
13.	Community Buildings, Social Halls,	
	Dance Halls, Clubs and Lodges	1 space for each 60 square feet of public floor
		area
14.	Roller Rinks	1 space for each 200 square feet GFA
15.	Bowling Alleys	5 per alley
16.	Banks and Offices	1 for each 250 square feet GFA
17.	Medical Office and Clinics	8 spaces per doctor
18.	Dental Offices	5 spaces per doctor
19.	Retail Stores	1 per each 200 square feet GFA
20.	Fast Food/Drive-Thru Restaurants	1 per each 2 patron seats**
21.	Furniture Stores	1 per each 400 square feet GFA
22.	Food Supermarkets	1 per each 200 square feet GFA
23.	Trailer and Monument Sales	1 per each 2,500 square feet of lot area
24.	Restaurants, Taverns and Nightclubs	1 for each 2.5 patron seats
25.	Industrial and Manufacturing	1 space per employee, on the
	Establishments, Warehouses,	largest shift, plus 1 spare for each 10,000
	Wholesale and Truck Terminals	square feet for visitors
26.	Commercial Recreation (not	1 space for every 3 persons permitted
	otherwise covered)	in maximum occupancy
	,	1 🗸

^{*} Multi-family units devoted to the elderly shall only be required to provide one (1) parking space per unit. Such uses must supply adequate proof they will be dedicated to elderly tenants and shall be required to follow normal parking standards if they revert to non-elderly use.

Note: GFA means gross floor area

- H. <u>Size and Access</u>: Each off-street parking space shall have a-uniform area of one hundred eighty (180) square feet, being at least ten (10) feet wide and eighteen (18) feet long. These uniform sizes shall be exclusive of access drives or aisles, and shall be in usable shape and condition. Except in the case of single-family dwellings, no parking area shall contain less than three (3) spaces. Parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto public streets. Where an existing lot does not abut on a public or private street, alley or easement of access, there shall be provided an access drive leading to the parking or storage areas or loading spaces. Such access drive shall be consistent with requirements for private streets. Access to off-street parking areas shall be limited to well-defined locations, and in no case shall there be unrestricted access along a street.
- I. <u>Stormwater Control</u>: Land developments with lot coverage of greater than forty thousand (40,000) square feet shall meet the following standard for storm water management:

^{**} Plus one (1) space per employee and staff on major shift.

- 1. Minimum planting strips of ten (10) feet between the parking lot and all lot lines to be planted with one (1) hardwood or coniferous tree per each four (4) parking spaces or combination thereof. Trees that die shall be replaced annually. At time of planting, trees shall be a minimum of six (6) feet in height and of species recognized as hardy for urban use. Eight percent (8%) of the total interior space shall be devoted to interior planting strips to be maintained in trees, shrubbery, annual plants or similar pervious dust- and mud-free material. Curbing shall be designed to promote the flow of runoff into planted areas.
- 2. A Storm Water Management Plan meeting the requirements of the Pennsylvania Storm Water Management Act and any local Stormwater Management Ordinance or standards shall be submitted and implemented.
- J. For multi-building land developments, a complete landscaping plan shall be submitted that includes a complete landscape plan for the site in addition to any required landscaped transition to adjoining properties or stormwater and screening plantings. Landscape treatment shall be provided to enhance architectural features, manage stormwater runoff, strengthen vistas and important axis, or provide shade.
- K. For multi-building land developments, a complete pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site. All traffic, parking and pedestrian plans shall be completed using such standard resource criteria as provided by the American Planning Association or the Institute for Traffic Engineers.
- L. Exterior lighting, when used, shall be of a design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineer Society. Generally, lighting shall be designed to minimize glare to adjoining properties, especially residential areas.
- M. Water and sanitary sewer service shall be provided by the respective water and sewer providers in accordance with local standards and requirements.
- N. Gas, electric, telephone and cable utilities shall be located in land developments in accordance with utility company standards and requirements. All such utilities shall be underground.
- O. All land developments required to submit plans for approval by the Pennsylvania Department of Labor and Industry shall show evidence of approval by the Department.

506 – Assurance for Completion and Maintenance of Improvements

A. <u>Acceptance of Improvements</u>: Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements (such as streets, parking areas and stormwater drainage devices), which are to be privately maintained or maintained by a private (non-public) organization or entity created by the developer. There is no need for municipal acceptance of the site improvements. However, in these instances, streets and stormwater drainage shall be designed and built to the standards established in this

Ordinance, and the Township/ Borough shall ascertain that these improvements are, in fact, built to such standards.

B. <u>Maintenance of Improvements</u>: Where the developer does not intend to maintain the improvement and where a homeowner's association or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance of such facilities. This document will be legally enforceable, one clearly establishing maintenance responsibility. Any proposed improvement to be offered for public declaration will follow the requirements as specified by these regulations. Among other remedies to enforce this section, the Township/ Borough may refuse to issue building permits.

Section 507 - Reserved.

508 – Commercial and Industrial Subdivision or Land Development Design Standards:

(Note - Many of the following dimensional requirements will not be needed in this Ordinance, if they are addressed by a borough/township zoning ordinance.)

- A. <u>Application</u>: All commercial and industrial subdivisions shall conform with the provisions of this Section.
- B. <u>Size</u>: No commercial or land development shall occur on a lot smaller than that authorized by Section 402 of this Ordinance, following the site calculations authorized by that section. Approval of lot or parcel size will be determined by the following factors:
 - 1. The total area shall be sufficient to provide adequate space for off-street parking and loading, landscaping, and other facilities.

C. <u>Street System:</u>

- 1. Traffic movements in and out of commercial and industrial areas should not interfere with external traffic, nor should it create hazards for adjacent residential areas.
- 2. The design of streets, service drives and pedestrian ways should provide for safe and hazard-free internal circulation.

D. Front Yard:

1. Building setback lines shall be as specified by the local zoning ordinance. If no such ordinance is in force, setback lines shall be not less than forty (40) feet.

E. Side Yard:

1. Building setback lines shall be as specified by the local zoning ordinance. If no such ordinance is in force, setback lines shall be not less than forty (40) feet. Setback lines shall increase three (3) for every one thousand (1,000) square feet GLA above twenty thousand (20,000) square feet.

F. Rear Yard:

1. Building setback lines shall be as specified by the local zoning ordinance. If no such ordinance is in force, setback lines shall be not less than forty (40) feet. G.

Utilities:

1. Where possible, commercial and industrial subdivisions should be located close to public utilities. In any case, subdivisions should be provided with such utilities as are necessary to maintain adequate health standards, and to dispose of commercial and industrial wastes. H.

Location/Screening:

- 1. In general, commercial and industrial facilities should be located adjacent or close to major highways and transportation facilities.
- 2. Commercial and industrial subdivisions should not be located in predominantly residential areas or areas that are better suited to residential development provided that a commercial parcel designed as an integral part of a residential subdivision will be permitted and provided that said site shall be in conformance with any zoning ordinance adopted by the Township/ Borough.
- 3. Commercial and industrial subdivisions and land developments shall include a landscaped buffer yard adjacent to contiguous existing residential development or lots that were platted for residential development:
 - a. Type I Screening: For commercial uses intended to be open to customers between 12 midnight and 6 a.m and for industrial uses (other than quarries, junkyards or bulk fuel storage): The minimum width of the buffer yard shall be 30 feet.
 - b. Type II Screening: For industrial and commercial uses other than types described under Type I and Type III Screening: The minimum width of the buffer yard shall be 15 feet.
 - c. Type III Screening: For quarries, junkyards or above-ground bulk fuel storage for off-site use: The minimum width of the buffer yard shall be 60 feet.
 - d. The buffer yard shall primarily consist of evergreen plants with an initial height of 5 feet. The plants should be planted in staggered rows to allow for future growth. The plants shall be in sufficient number and of species that will result in a solid visual screen with a minimum height of 6 feet within 3 years after planting. In addition, an average of one deciduous tree shall be planted for each 50 feet of length of the buffer yard.
 - e. Where existing vegetation exists that will be able to serve the same purposes as required landscaping, the Board of Supervisors/ Borough Council may allow or require such existing vegetation to be preserved in place of some or all of the required landscaping.
 - f. As a condition of subdivision or land development approval, the Board of Supervisors/ Borough Council may also require that a fence be constructed and maintained between commercial or industrial and residential development where needed for security or compatibility purposes. Any such fence shall be on the business side of the required landscaped screening. If

the fence is primarily intended for compatibility purposes, it shall be mostly solid, such as a vinyl plank fence with a minimum height of 6 feet. If the fence is primarily intended for security purposes, it may be a chain link fence with a minimum height of 8 feet.

- g. Any plants in a buffer yard that are needed to achieve the required screening and which die shall be replaced by the current lot owner within 6 months.
- If an off-street parking lot includes 5 or more parking spaces, it shall be separated from the street right-of-way by a planting strip with a minimum width of 10 feet. This planting strip shall be maintained in vegetative ground cover, except for any sidewalks and driveway crossings. This planting strip shall be increased to 20 feet if the parking area includes more than 20,000 square feet. Along side and rear lot lines of an abutting existing dwelling, an off-street parking lot of 5 or more parking spaces shall be separated from the lot line by a planting strip with minimum width of 10 feet, unless a larger width is required for a buffer yard under Section 508.H. Such planting strip shall be suitably landscaped and maintained. At a minimum, such a planting shall consist of one (1) hardwood or coniferous tree per each four (4) parking spaces, or any combination thereof. The balance of the planting strip may be maintained in annual plants, shrubbery or perennial grasses or similar pervious, mud and dust-free material. Parking lots of more than twenty thousand (20,000) square feet of impervious surface shall devote an additional eight percent (8%) of total surface area to interior planting strips.
- J. Parking areas in excess of twenty thousand (20,000) square feet shall maintain easements to connect to existing or potential future lots.

509 – Recreational Campground and Recreational Development Design Standards:

- A. <u>Application</u>: All recreational developments and campgrounds shall conform to the provisions of this section. Such developments shall also conform with any zoning ordinance or master plan adopted by the ______ Township/ Borough Planning Commission which is in effect at the time of submission of the preliminary plan.
- B. <u>Size</u>: The total area of any recreational campground shall be sufficient to provide adequate facilities for the use contemplated and, in particular, to provide adequate space for off-street parking.

C. Street System:

- 1. Traffic movements in and out of recreational developments and subdivisions should not interfere with external traffic, nor should they create hazards for adjacent residential areas.
- 2. The design of streets, service drives and pedestrian ways should provide for safe and hazard-free internal circulation.

D. Yards:

- 1. <u>Front Yard</u>: Man-made structure setback lines shall be as specified by the local zoning ordinance. If no such ordinance is in force, setback lines shall be not less than one hundred (100) feet.
- 2. <u>Side Yard</u>: No building shall be closer than fifty (50) feet to the nearest lot line of the unrelated property. No man-made structure or installation of any type shall be located nearer than fifty (50) feet to a lot line of unrelated property.
- 3. Rear Yard: The yard requirement shall be the same as for side yards. E. <u>Utilities</u> and Sanitary Facilities:
- 1. Any recreational development or subdivision shall include such utilities and sanitary facilities as are necessary for the health, safety and welfare of those persons using the recreational development or subdivision.
- 2. Where possible, recreational developments and subdivisions should be located so as to make maximum use of existing public utilities and sanitary facilities. Where this is not possible, the developer must provide adequate utilities and sanitary facilities to maintain adequate health and safety standards.
- F. <u>Recreational Campgrounds:</u> Campgrounds shall be designed and constructed in conformance with this Section and applicable State regulations. Campgrounds shall meet the following requirements:
 - 1. No campground shall have an area of less than ten (10) acres.
 - 2. Each campsite shall have an area of at least one thousand five hundred (1,500) square feet exclusive of roadways and parking areas, and shall have parking for one (1) automobile in addition to a tent or trailer site.
 - 3. At a minimum, campgrounds shall provide: back-in parking, central sanitary dump stations, central water facilities, toilets and shower facilities.
 - 4. No campsite shall be placed closer than one hundred (100) feet to an adjacent property.
 - 5. No less than twenty percent (20%) of the gross area of the park must be improved for recreational activity of the residents of the campgrounds.

G. Location:

1. Recreational developments which are expected to generate large traffic volumes should be located adjacent or close to major traffic streets and highways. Where this is not possible, the developer must include in his plan sufficient major traffic streets to provide access to the development or subdivision.

2. The location of a recreational development must be in accord with any zoning ordinance or master plan existing at the time of filing of the preliminary plan.

510 – Multi-Family Dwellings:

- A. <u>Application</u>: This section shall apply to the placement of multiple dwelling units on a single lot, whether in a single building or multiple buildings.
- B. <u>Exception</u>: As authorized by the Pennsylvania Municipalities Planning Code, the conversion of an existing single-family, detached dwelling into not more than three (3) residential units (unless such units are intended to be a condominium) shall be exempt from the requirements of this Article. The placement of two (2) or more mobile homes on one lot shall be regulated by Section 507 of this Ordinance.
- C. <u>Minor Land Development</u>: For the purpose of this Article, a multi-family dwelling development involving not more than three (3) dwelling units shall be considered a minor land development. Four (4) or more dwelling units shall be considered a major land development.
- D. <u>Density</u>: All multiple-family dwelling land developments shall comply with all standards of Section 401 and 402 of this Ordinance.
- E. <u>Setback</u>: Multiple-family dwellings shall increase all side and rear yard sizes by three (3) feet per unit.

511 - Intensive Agriculture

(Note - The following types of provisions should be placed in a zoning ordinance if one is in effect).

- A. <u>Application</u>: Intensive agriculture shall be considered a land development if it involves new building or construction or the expansion of existing buildings and meets applicable State or Federal definitions of a confined animal feeding operation or confined animal operation. Intensive agriculture facilities including barns, feed lots, runs, commercial stables, and pens, shall meet the requirements of this section.
- B. Intensive agricultural uses shall be located on a parcel of at least one hundred (100) acres.
- C. The intensive agriculture facility must have and be in compliance with both a Conservation Plan and Nutrient Management Plan, which shall be submitted along with land development plans.
- D. Intensive Agricultural facilities described in Section 511. A shall observe the following setbacks:
- 1. One thousand (1,000) feet from a dwelling not owned by the owner of the intensive agriculture facility.
- 2. Five hundred (500) feet from a property line.
- 3. Two hundred (200) feet from a stream.

- 4. Five hundred (500) feet from a well not owned by the owner of the intensive agriculture facility.
- E. Adequate access shall be provided to facilitate safe movement of trucks and farm vehicles.
- F. The intensive agriculture facility shall be sited on the best possible location on the property with regard to the dispersal of odors and minimizing impacts on neighboring properties.
- G. The applicant shall certify the available quality and quantity of water available to serve the agricultural facility.
- H. Intensive agriculture facilities shall meet the requirements of all local and state ordinances including, but not limited to, Township/ Borough zoning ordinances, Pennsylvania Nutrient Management Act, and the Clean Streams Act.

512 - Mineral Extraction:

(Note - The following types of provisions should be placed in a zoning ordinance if one is in effect).

- A. All mineral extraction requiring a permit from the Pennsylvania Department of Environmental Protection shall be considered a land development.
- B. These land developments shall meet the screening requirements of Section 508H.3(c) of this Ordinance.
- C. Adequate access shall be provided to facilitate safe movement of trucks and other vehicles.
- D. Provide a plan to deal with dust and noise abatement.
- E. Mineral extraction facilities described in Section 512. A shall show evidence of compliance with all applicable state or federal regulatory setbacks, in the absence of such setbacks, they shall observe the following setbacks:
- 1. Five hundred (500) feet from a dwelling not owned by the owner of the facility.
- 2. Five hundred (500) feet from a property line.
- 3. Two hundred (200) feet from a stream.
- 4. Three hundred (300) feet from a well not owned by the owner of the facility.

Article 6 – Improvements Guarantees

601 - Guarantee of Improvements Installation Required

- A. Before approving any subdivision or land development plan for recording, the Board of Supervisors/ Borough Council shall require that the Township/ Borough be assured by means of a proper development agreement and performance guarantee that the improvements required by this Ordinance and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Ordinance, unless:
- 1. A developer chooses to install all required improvements prior to construction of any building; in place of using performance guarantees, in which case, the Township/ Borough shall, as deemed necessary, require the developer to have adequate insurance, hold harmless agreements, an escrow account to cover the costs of inspections and a professional estimate of the costs of the improvements (to be used to establish the amount of the inspections escrow).
- B. <u>Purpose of Security</u>: The security required by this Article shall stand as security for compliance with all Township/ Borough ordinances, other laws, covenants, stipulations, conditions and rules applicable to the subdivision or land development for which it is filed.
- C. No construction of buildings or paving or sales of any individual lot or condominium unit within a subdivision or land development shall take place in any subdivision unless: a) there is on file, with the Township/ Borough, current duly executed and approved security, or b) all rough grading is complete and all required public improvements, utilities, streets, drainage facilities, sewers and street lights have been completed and accepted by the Board of Supervisors/ Borough Council.

602 - Improvements to be Provided by the Applicant

- A. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.
- B. The Township/ Borough Engineer or other designee shall make such inspections of the required improvements at such intervals as may be reasonably necessary to assure compliance with this Ordinance. The reasonable costs of such inspection shall be borne by the subdivider or land developer, making use of an escrow account.

603 - Development Agreement

- A. Development Agreement Required.
 - 1. All applicants proposing any subdivision or land development which provides for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the final plan shall be required to enter into a legally binding development agreement with the Township/ Borough prior to recording of the final plan, unless the applicant agrees to meet Section 601 concerning the construction of all improvements prior to the construction, of any buildings or the sale of any lots or home sites.

- 2. The development agreement shall guarantee the installation of said improvements in strict accordance with all Township/ Borough requirements.
- 3. The final plan shall not be approved for recording by the Board of Supervisors/Borough Council prior to the execution of this agreement and the delivery of the performance guarantee.
- B. <u>Terms of Development Agreement:</u> The development agreement shall be acceptable in legal form to the Township/ Borough Solicitor and shall be acceptable in content to the Board of Supervisors/ Borough Council. The Township/ Borough may require that a development agreement include any of the following items, where applicable, and such additional items as are necessary to carry out this Ordinance:
 - 1. The construction depicted on the approved plans, listed in itemized format, including all approved streets, drainage facilities, utility lines and other improvements.
 - 2. A work schedule setting forth the beginning and ending dates of such work tied to the construction of the development and provisions to allow proper inspection by the Township/ Borough Engineer.
 - 3. The provision of a performance guarantee for completion of required improvements in compliance with Section 604, including a detailed breakdown of the estimated costs of the Improvements, including the total amount of the performance guarantee.
 - 4. Provisions concerning the developer's responsibilities for damage to other property, including maintenance by the developer of public liability insurance for the duration of improvements construction, with a hold harmless clause to protect the Township/Borough from liability related to such work. A copy or other evidence of such liability coverage shall be provided to the Township/Borough prior to such work.
 - 5. Provisions concerning measures to prevent erosion, sedimentation and water damage to the subject and adjacent properties.
 - 6. Provisions for the dedication of streets, water and sewer lines and any other easements or improvements approved to be dedicated.
 - 7. See Section 204 concerning the requirement for a "final" plan.
 - 8. Provisions for the developer to reimburse the Township/ Borough for all reasonable engineering Costs directly related to the review, construction and inspection of the proposed development and to the review and preparation of the development agreement.
 - 9. Provisions concerning any violations of the development agreement.
 - 10. Any other lawful terms which the Board of Supervisors/ Borough Council may require to carry out the provisions of this Ordinance.

- 11. <u>Signatures</u>: The development agreement shall be signed by all responsible landowners and/or developers. C. Ownership of Land and Guarantee:
- 1. A certificate of ownership shall be executed in the exact name in which title is held. If the developer(s) of subdivision is someone other than the landowner(s) of the subdivision, the developer shall also execute its affidavit, along with a security agreement.
- 2. <u>Change in Ownership or Developer</u>: Any conveyance of all or a substantial portion of the unimproved lots or public improvements or streets of any subdivision or change in developers, whether voluntary or by action of law or otherwise, shall require the prior approval of the Board of Supervisors/ Borough Council. In giving or denying said approval, the Board of Supervisors/ Borough Council shall require that such new landowner and/or developer fully assume all applicable responsibilities under the development agreement and post all the appropriate security agreements.
- D. <u>Utility Agreements</u>: If a development will connect into a public water or public sanitary sewage system, the applicable authority, agency or company may also require separate development agreements.
- **604 Performance Guarantee:** The performance guarantee for completion of required improvements shall meet he following requirements: A. <u>Security</u>:
- 1. The guarantee shall be secured by the credit of any of the following:
 - a. An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution,
 - b. A restrictive or escrow account in a Federal or State-chartered lending institution, or
 - c. Such other financial security approved by the Board of Supervisors/Borough Council (which approval shall not be unreasonably withheld), but not including a second or third mortgage on the unimproved lands.
- 2. Such approved security shall provide for, and secure to the public, the completion of any improvements which may be required within one (1) year of the date fixed in the Development Schedule (see Section 604.F.) for the completion of such improvements.
- 3. Such financial security shall be posted with a Federally issued or State-chartered lending institution chosen by the party posting the financial security, or such other approved entity, provided such institution or entity is authorized to conduct such business within the State.
 - a. The Board of Supervisors/ Borough Council may require that evidence be provided that such institution or entity has sufficiently adequate and secure assets to cover the security.
 - b. The Township/ Borough shall be the authorized signatory on any account in which the escrow funds are held.

B. Amount:

- 1. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110 percent of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer in the official development schedule (see Section 604.G.), and within the process for increases to cover inflation as permitted by the Pennsylvania Municipalities Planning Code.
- 2. The cost of the improvements shall be established by an estimate prepared by a Pennsylvania Registered Professional Engineer, which shall be reviewed by the Township/ Borough Engineer, within the arbitration process permitted by the Pennsylvania Municipalities Planning Code.
- 3. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by a maximum of an additional ten percent (10%) or each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1) year period by using the above procedure.
- 4. <u>Inspection Fees</u>: The amount of financial security shall also include an additional five percent (5%) of the estimated cost of completion of the work to guarantee payment of inspection fees and related engineering costs.
- C. <u>Multi-Year or Multi-Stage Development:</u> In the case where development is projected over a period of years, the Board of Supervisors/ Borough Council may authorize submission of final plans by phases/stage of development subject to such requirements or improvement guarantees concerning future improvements as it finds necessary for the proper functioning of each phase and for the eventual development as a whole.

605 - Approval of Improvements

- A. <u>In General</u>: As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors/ Borough Council to release or authorize the release, from time to time, portions of the financial security necessary for payment to the contractors performing the work.
- B. <u>Notice by Developer of Work on Improvements</u>: The developer or his/her representative should provide a minimum of three (3) days' notice to the Township/ Borough Engineer prior to beginning each major facet of construction, in order to allow the scheduling of inspections.

C. Engineer's Report:

1. Within thirty (30) days of the receipt of such request, the Township/ Borough Engineer shall submit a written report certifying which improvements have been

- completed in accordance with the approved plan to the Board of Supervisors/Borough Council and mail a copy of such, by certified or registered mail, to the developer or his/her representative at his/her last known address.
- 2. This report shall be based on the inspections made according to the approved inspection schedule included in the development agreement and shall recommend approval or reject on of the improvements, either in whole or in part.
- 3. If the Township/ Borough Engineer finds any or all of the improvements to be not as required, he/she shall include a statement of the reasons for recommending their rejection in the report.

D. <u>Decision by Board of Supervisors/ Borough Council:</u>

- 1. At its first regularly scheduled meeting after receiving the Engineer's report [but not later than forty-five (45) days, of the receipt of the request] the Board of Supervisors/Borough Council shall review the Township/Borough Engineer's report and shall authorize release of an amount as estimated by the Township/Borough Engineer fairly representing the value of the improvements completed.
- 2. The Board of Supervisors/ Borough Council shall be deemed to have approved the release of funds as requested if the Board of Supervisors/ Borough Council fails to act within forty-five (45) days of receipt of the developer's request.
- 3. Until final release (completion of all improvements), the Board of Supervisors/Borough Council may require retention of a maximum of ten percent (10%) of the cost of each completed improvement.
- 4. The Board of Supervisors/ Borough Council shall notify the developer in writing by certified or registered mail of the decision.
- E. <u>Completion of Unapproved Improvements</u>: The developer shall proceed to complete any improvements not approved by the Board of Supervisors/ Borough Council and, upon completion, request approval in conformance with the procedures specified in Section 605.

F. Final Release:

- 1. When the developer has completed all of the necessary and appropriate improvements, the developer shall request final release in conformance with the procedures specified in Section 605. See time limitations and procedures in Section 510 of the Municipalities Planning Code.
- 2. Such final release shall include all moneys retained under Section 605.D.3.
- G. <u>Appeal</u>. Nothing herein, however, shall be construed to limit the developer's right to contest or question by legal proceedings or otherwise any determination of the Board of

Supervisors/ Borough Council or the Township/ Borough Engineer. 606 - Remedies to Effect Completion of Improvements A. Enforcement of Security:

- 1. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plan, or in the event of the bankruptcy of the owner or developer, the Board of Supervisors/ Borough Council is hereby granted the power to elect to enforce any security posted under this Ordinance by appropriate legal and equitable remedies.
- a. This may include taking all actions necessary to obtain moneys under said security, including but not limited to seizure of undeveloped lots, seizure of escrow funds, revocation of building permits and prosecution under this Ordinance.
 - 2. <u>Rate of Construction</u>: Failure of a developer to construct streets and other public improvements reasonably at the same time or prior to the construction of the buildings served by those streets or public improvements, and at the same rate in time at which buildings are completed, shall be a violation of this Ordinance and a cause for default of the security.
- B. <u>Completion by Township/ Borough</u>: If the proceeds of such security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors/ Borough Council may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements.
- C. <u>Proceeds for Installation of Improvements</u>: The proceeds from use of the security and/or from any legal or equitable action brought against the developer shall be used solely for the installation of the improvements covered by such security.

607 - Maintenance Guarantee

- A. <u>Maintenance Guarantee Required</u>: All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this ordinance shall be required to provide a legally binding maintenance guarantee to the Township/Borough prior to acceptance of dedication of the improvements by the Township/Borough. In most cases, this guarantee will be part of the security agreement.
- B. <u>Terms of Maintenance Guarantee</u>: The maintenance guarantee shall be acceptable in legal form to the Township/Borough Solicitor and in content to the Board of Supervisors/Borough Council, and shall include all of the following:
 - 1. That the applicant make any repair or reconstruction of any improvement stipulated in the maintenance agreement which is specified by the Board of Supervisors/ Borough Council if needed because of faulty construction, workmanship, or materials, prior to acceptance of such improvement by the Township/ Borough,
 - 2. That the applicant maintain at his/her own cost all improvements stipulated in the maintenance agreement, up to a maximum period of eighteen (18) months from the

date of completion, except for any special purpose escrow or maintenance agreements required by the Township/ Borough,

- 3. That the applicant post financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan, for a maximum term of eighteen (18) months from the date of completion, and
- 4. That the developer plow snow and maintain all streets until such time as the Township/Borough may accept such streets.
- C. <u>Type of Security</u>: The maintenance guarantee shall be secured by the same form of security as is permitted for the improvements guarantees.
- D. <u>Terms</u>: Such maintenance guarantee shall be in the form approved by the Township/Borough Solicitor and Board of Supervisors/Borough Council, payable to the Township/Borough, to guarantee the maintenance and repair of the streets and other public improvements in the subdivision or, land development for eighteen (18) months from the date of completion. The applicant shall prove to the satisfaction of the Board of Supervisors/Borough Council that there will be an acceptable system for the long-term maintenance of any stormwater detention basins.
- E. <u>Amount</u>: The amount of the maintenance guarantee shall be determined by the applicant's engineer, conditioned upon acceptance by Board of Supervisors/ Borough Council, but shall not exceed fifteen percent (15%) of the actual cost of installation of such improvements.
- F. <u>Release</u>: After a maximum of eighteen (18) months from the date of completion of said improvements, the Township/ Borough shall release the maintenance guarantee to the developer (or party that posted the guarantee) if all improvements are in satisfactory condition, as determined by the Township/ Borough.

Article 7 – Administration, Amendment and Modification

700 – Amendments The Township/ Borough of ______ of the County of Mifflin may from time to time revise, modify and amend this Ordinance by appropriate action in accordance with the Pennsylvania Municipalities Planning Code, as amended. 701 – Filing Fees and Review

The filing fee for subdivision plans shall be established by the Township/ Borough of ______. Such filing fees shall include those for land development and may be separate for various alternative forms of land development. Review fees shall include the review of subdivision plans, mobile homes park plans and land development site plans. Review fees may also include the field inspection of such plats, plans or site plans or their final inspection. The fees charged shall be in accordance with 503(1), 509 and 510 of the Pennsylvania Municipalities Planning Code.

702 -	Records		
	Cownship/ Borough ofwhich it takes action and of its findings,		1
703 -	Preventive Remedies		
A	In addition to other remedies, the Tow	nshin/ Borough of	may institute and

- A. In addition to other remedies, the Township/ Borough of _____ may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. 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.
- B. The Township/ Borough of _____ may refuse to issue any permit or grant any approval necessary to further improve or develop or utilize any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This authority to deny such a 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 as 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 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 or constructive knowledge of the violation.

As an additional condition for 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 Township/ Borough of ______ 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 property.

704 – Enforcement and Remedies

A.	Any person, partnership or corporation who or which has violated the provisions of this
	Subdivision and Land Development Ordinance enacted under the Pennsylvania
	Municipalities Planning Code or prior enabling laws shall, upon being found liable therefore
	in a civil enforcement proceeding commenced by the Township/ Borough of
	, pay a judgment of not more than five hundred dollars (\$500.00)
	per violation, plus all court costs, including reasonable attorney fees incurred by the
	Township/ Borough of 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

	Borough of 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 determining that there has been a violation further 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 day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.
B.	The Court of Commons Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
C.	Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township/ Borough of the right to commence any action for enforcement pursuant to this section.
705 -	- Modification of Regulations
A.	The Board of Supervisors/ Borough Council may grant a modification of the requirements of one (1) or more provisions of this Ordinance if the literal enforcement will 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.
В.	All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The Board of Supervisors/ Borough Council shall keep a written record of all actions on all requests for modification.
D.	The Board of Supervisors/ Borough Council may approve, or deny the request for modification. If the Board of Supervisors approves the request for modification, it shall authorize the minimum modification from this Ordinance that will afford relief. Requests for modifications shall be reviewed by the Township/ Borough Planning Commission.
706 -	- Conflict
those	never there is a difference between the minimum standards or dimensions specified herein and contained in other regulations, resolutions or ordinances of Township ugh, the highest or most restrictive standards shall govern.

707 – Failure to Complete Improvements

B.

C.

A.

B.

C.

D.

In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plan, the Board of Supervisors/Borough Council shall enforce any corporate bond or other security by appropriate legal and equitable remedies. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors/Borough Council may, at their option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal and equitable action to recover the monies necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the 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 municipal purpose.

708 – Appeals

The decision of the Board of Supervisors/ Borough Council with respect to the approval or disapproval of plans may be appealed directly to the Court of Common Pleas of Mifflin County not later than thirty (30) days after issuance of notice of the decision or report of the Board of Supervisors/ Borough Council.

709 – Interpretation

In the interpretation and the application of the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals and general welfare. Standards applying to commercial and industrial subdivisions shall be subject to individual review and determination in each case.

710 – Validity

Should any section, subsection or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or of any part thereof.

711 – Conflict

All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

712 – Effective Date

This Ordinance shall be effective five (5) days from the date of its adoption.

713 – Large-Scale Developments

The standards and requirements of this Ordinance may be modified by the ______ Township/ Borough Planning Commission in the case of plans for complete communities or neighborhood units or other large-scale developments which, in the judgment of the *Board of Supervisors/ Borough Council*, achieve substantially the objectives of the regulations contained herein and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the plan.

714 – Procedure for Applying

714.1 Application to be Submitted in Writing

Applications for modifications and variances shall be submitted in writing by the developer at the time the preliminary plan is filed with the Board of Supervisors/ Borough Council. The application shall state fully the grounds and all the facts relied upon by the applicant.

715 – Recording of Modification or Variance

In granting a modification of variance, the Board of Supervisors/ Borough Council shall record its actions and the grounds for granting the modification or variance in its minutes. A statement showing the date that such modification or variance was granted shall be affixed to the final plan.

Article 8 – Definitions

800 – General Interpretations:

Unless otherwise expressly stated, the following terms shall, for the purposes of this Ordinance, have the meaning indicated: words in the singular include the plural, and the words in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership as well as an individual or any other legal entity. The words "shall" and "will" are mandatory; the word "may" is permissive. An "agency" shall be construed to include its successors or assigns. Words not defined in this Article or the Pennsylvania Municipalities Planning Code (MPC) shall have the common meaning given to them.

(Note - If a zoning ordinance is in effect, the SALDO can state that if a term is defined in the Zoning Ordinance, but is not defined in the SALDO, the Zoning Ordinance definition also applies to the SALDO.)

801 – Meaning of Words:

<u>Accessory Building</u>: A subordinate building, incidental to, and located on the same lot as the principal building. Such buildings are utilized for purposes subordinate to and incidental to the principal building's use.

<u>Agricultural Purposes</u>: Any agricultural use, including farming, dairying, pasturage, horticulture, aquiculture, floriculture, viticulture, capriculture, animal and poultry husbandry and forestry, including the harvesting of timber.

<u>Agriculture (Intensive)</u>: Any agricultural use with a concentration of animals meeting the state or federal definitions of Concentrated Animal Feeding Operation (CAFO), 1,000 animal equivalent units per acre or Concentrated Animal Operation (CAO), 300 animal equivalent units per acre.

Agricultural Security Areas	: A deeded covenan	t between landowners	and the	Township/	Borough
of .				•	C

<u>Alley</u>: A passage of way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

<u>Applicant</u>: A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns. (MPC)

<u>Application for Development</u>: Every application, whether preliminary, tentative or final, required to be filed and approved prior to the start of construction or development including, but not limited to, an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan. (MPC)

Board of Supervisors/ Borough	Council: The Board of Supervisors	of Township or
the Borough Council of	Borough.	

<u>Block</u>: A parcel of land bounded by streets, railroad rights-of-way, waterways, parks, unsubdivided acreage or a combination thereof.

<u>Building</u>: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property.

<u>Building Line</u>: An imaginary line located a fixed distance from the front line (yard line) of the lot and interpreted as being the nearest point that a building may be constructed to the front lot line (see Yard, Front). The building line shall limit the location of porches, patios and similar construction, steps excepted, to the face of this line. Said line is a specified distance from, and generally parallel to, the street right-of-way or abutting lot lines.

<u>Cartway</u>: The improved surface of a street or alley designed for vehicular traffic. Does not include shoulders or surface outside the gutter line.

<u>Clear Sight Triangle</u>: A triangular area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street centerlines.

<u>Condominium</u>: A building, or group of buildings, in which dwelling units, offices or floor areas are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis or by a separate managing entity.

<u>Cul-de-Sac</u>: A street open to traffic at one end and terminating at the other in a vehicular turnaround.

<u>Cut</u>: An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

<u>Department of Environmental Protection</u> (DEP): The Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such Department or Departments as may in the future succeed it.

<u>Detention Pond</u>: An area in which surface water runoff is temporarily stored pending its release at a controlled rate.

<u>Developer</u>: 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. (MPC)

<u>Development</u>: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the placement of mobile homes, streets and other paving, utilities, storm sewers, drains, improvements to water courses, sidewalks, street signs, crosswalks, shade trees, seeding, sodding, monuments or other property markers, water supply facilities, and sewage facilities; filling, grading, excavation, mining, dredging, or drilling operations, in the subdivision of land, when conducted within the context of subdivision or land development activities, as defined by the Pennsylvania Municipalities Planning Code.

<u>Development Plan</u>: 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 of 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.

<u>Drainage</u>: The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

<u>Drainage Facility</u>: Any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

<u>Drainage Easement</u>: The lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

<u>Driveway</u>: A private vehicular passageway providing access between a street and a private parking area or private garage.

<u>Dwelling Unit</u>: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

<u>Easement</u>: A right granted for limited use of private land for public and quasi-public purposes including such things as utilities and drainage. There shall be no structures on any easements granted to ______ Township/ Borough and to any officially created municipal authority.

Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania.

Environmentally Sensitive Areas: Environmentally sensitive areas shall include areas with slopes of over twenty-five percent (25%), floodway areas, unstable soils or geology, riparian buffers, natural heritage areas and wetland areas. This determination shall be made based on information available from submitted subdivision plans, topographic maps, soils reports, the Mifflin County Comprehensive Plan, Mifflin County Conservation District, United States Geologic Survey, the Pennsylvania Department of Environmental Protection or other sources.

Erosion: The displacement of surface materials by the action of natural elements.

<u>Erosion and Sediment Control Plan</u>: A plan showing all present and proposed grades and facilities for storm water, drainage, erosion and sediment controls, and which is in accordance with this Ordinance.

<u>Excavation</u>: Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

<u>Fill</u>: Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.

Flood:

- A. Flood Prone Area: A relatively flat or low land area adjoining a stream, river or watercourse, which is subject to partial or complete inundation or any area subject to the unusual and rapid accumulation or runoff of surface waters from any source.
- B. Floodway: The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.
- C. One Hundred (100) Year Flood: A flood having an average frequency of occurrence on the order of once in every one hundred (100) years, although the flood may occur in any year.
- D. Regulatory Flood Elevation: The one hundred (100) year elevation based upon the information contained in the Official Flood Insurance Study, as prepared by the Federal Insurance Administration.

<u>Grading and Drainage Plan</u>: A plan showing all existing ground features and proposed grading, including existing and proposed surface and subsurface drainage facilities, described by materials, grades, contours and topography.

<u>Gross Leasable Area</u>: The sum of the gross horizontal areas of a building or structure (excluding vehicular parking lots) from the exterior face of exterior walls or from the centerline of a wall separating two buildings, but excluding any space where the floor to ceiling height is less than six (6) feet.

<u>Improvements</u>: Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

Land Development: Any of the following activities:

- A. The improvements of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
- 1. A group of two (2) or more residential or non-residential 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.
- C. For the purposes of this Ordinance, land development does not include development which involves:
- 1. The conversion of an existing single-family, detached dwelling or single-family, semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium.
- 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building. However, farm buildings on

developments, which qualify as CAFOs (see under "Agriculture, Intensive") are not accessory and are considered land developments.

<u>Landowner</u>: 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. (MPC)

<u>Lot</u>: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. (MPC)

<u>Lot</u>, <u>Area of</u>: The total horizontal ground area of a lot expressed in acres or square feet and computed exclusive of any portion of the right-of-way of any public or private thoroughfare, street, road, alley or easement of access of use; but including any easement for essential service.

<u>Lot</u>, <u>Corner</u>: A lot at the junction of and fronting on two or more intersecting street rights-of-way.

<u>Lot Coverage</u>: A measure of intensity of land use that represents the portion of a site that is impervious (i.e. does not absorb water). This portion includes, but is not limited to, all areas covered by buildings, parking areas, driveways, roads, sidewalks, and any area of concrete asphalt, or similar impervious material.

<u>Lot</u>, <u>Double Frontage</u>: A lot which abuts streets in both the front, rear and/or side yards.

<u>Lot, Flag:</u> Where a minimum lot width is required at the minimum building setback line, a flag lot shall be a lot that does not meet that requirement. Where such lot width requirement is not established, then a flag lot shall be a lot with a strip of land less than 30 feet in width that connects a street with a much wider lot area that is further back from the street.

<u>Lot</u>, <u>Non-Conforming</u>: A lot the area or dimension of which was lawful prior to the adoption or amendment of subdivision regulations, but which fails to conform to the requirements of the governing ordinance in which it is located by reasons of such adoption or amendment.

<u>Lot, Reverse Frontage</u>: A lot extending between and having frontage on an arterial street and a local access street, and with vehicular access solely from the latter.

<u>Lot Width</u>. The horizontal distance between the side lot lines measured at the minimum front yard setback line. In the event of a curved lot line, such lot width at the minimum front yard setback line shall be measured along the curve. Where buildings are permitted to be attached, the lot width shall be measured from the center of the party wall. Where a pie-shaped lot fronts upon a cul-de-sac, the minimum lot width may be reduced to 75 percent of the width that would otherwise be required.

<u>Maintenance Guarantee</u>: Any financial security, acceptable under Article V of the Pennsylvania Municipalities Planning Code, which may be accepted by ______ Township/ Borough for the maintenance of any improvements required by this Ordinance.

Major Subdivision: Any subdivision not classified as a minor subdivision.

<u>Marker</u>: A metal stake pin placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots.

<u>Mineral Extraction</u>: The excavation or extraction of any earth products of natural mineral deposit, except where such excavation is for purposes of grading a building lot or roadway or where materials are excavated from and used solely by the property owner.

Mobile Home: A transportable, single family dwelling intended for permanent occupancy, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. The term "Mobile Home" does not include recreational vehicles or travel trailers. The terms "Mobile Home" and "Manufactured Home" shall have the same meaning. (MPC)

<u>Mobile Home Lot</u>: A parcel of land in a Mobile (Manufactured) Home Park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home. (MPC)

<u>Mobile (Manufactured) Home Park</u>: A parcel or contiguous parcels of land which has been so designated and improved that it contains three (3) or more mobile home lots for the placement thereon of mobile homes.

<u>Modification</u>: When a developer can show that a provision of this Ordinance would cause unnecessary hardship if strictly adhered to, and where because of topographic or other conditions peculiar to the site, in the opinion of the Board of Supervisors/Borough Council a departure may be made without destroying the intent of such provisions, the Planning Commission may review and the Board of Supervisors/ Borough Council may authorize a modification. Any modification thus authorized and the reasoning on which departure was justified shall be entered on the minutes of the Board of Supervisors/ Borough Council. A modification applies only to the particular subdivision for which it is granted.

<u>Monument</u>: A concrete, stone, or other permanent object placed to designate boundary lines, corners of property, and rights-of-way of streets and utilities, for the purpose of reference in land and property survey.

<u>Mountable Curb ("Cape Code Berm")</u>: A low curb with an obtuse slope designed for vehicular crossing without discomfort or damage.

MPC: The Pennsylvania Municipalities Planning Code, as amended.

<u>Municipal Authority:</u> A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authority Act of 1945." (MPC)

<u>Municipal Engineer</u>: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission. (MPC)

<u>Natural Heritage Area:</u> An area of ecological significance, documented in a Natural Heritage Inventory, including one or more of the following classifications: Biological Diversity Area (BDA), Dedicated Area (DA), Landscape Conservation Areas (LCA).

<u>Person</u>: An individual, partnership, corporation, or other legally recognized entity.

<u>Plan, Final</u>: A complete and exact subdivision plan, Mobile (Manufactured) Home Park or site plan prepared for official recording as required by statute and this Ordinance.

<u>Plan, Preliminary</u>: The preliminary drawing indicating the proposed layout of the subdivision, Mobile (Manufactured) Home Park or site plan to be submitted to ______ Township/ Borough for consideration, as required by this Ordinance.

<u>Plan, Sketch</u>: An informal plan indicating salient existing features of a parcel or development and its surroundings and general layout of the proposed subdivision.

<u>Plan, Soil Erosion and Sedimentation Control</u>: A plan for controlling erosion and sediment during construction which shall provide all steps, including scheduling, to assure erosion and sediment control during all phases of construction, including final stabilization and surface treatment.

<u>Planning Code</u>: The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988 and such other amendments to same as may be adopted from time to time.

<u>Planning Commission</u>: The Planning Commission of ______ Township/ Borough, Mifflin County, Pennsylvania. In the absence of a planning commission, the responsibilities and review activities designated in this Ordinance for a planning commission shall be conferred upon the governing body or a planning committee of the governing body.

<u>Plat</u>: The map or plan of a subdivision or land development, whether preliminary or final.

Public Grounds: Includes:

A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;

- B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
- C. Publicly owned or operated scenic and historic sites.

Public Hearing:	A formal meeting held pursuant to public notice by	_ Township/
Borough or the _	Township/ Borough Planning Commission, intended to	o inform and
obtain public cor	mment, prior to taking action in accordance with the Pennsylvania M	lunicipalities
Planning Code. (MPC, as amended for local usage.)	

<u>Public Meeting</u>: A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."

<u>Public Notice</u>: Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Township/ Borough. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. (MPC)

<u>Recreational Development</u>: a subdivision or land development designed to provide camping, temporary parking for recreational vehicles or other active recreational facilities. Examples of such facilities include campgrounds, resorts, swimming pools, golf courses and similar facilities.

<u>Recreational Vehicle</u>: a vehicle primarily designed as temporary living quarters for recreation, camping or travel, whether self-powered or towed. Examples of recreational vehicles include travel trailer, camping trailer, truck camper and motor home.

Replat: Replats involve the transfer of land between adjacent lots where no new building lot is created. No replat may create a lot in violation or this Ordinance or of any adopted Zoning Ordinance. Replats will be considered as minor subdivisions.

<u>Reserve Strip</u>: A narrow parcel of ground having inadequate area for building purposes separating a street or a proposed street from other adjacent properties.

<u>Reverse Frontage Lot</u>: A lot extending between, and having frontage on an arterial street and a minor street, and with vehicular access solely from the latter.

<u>Right-of-Way</u>: Land dedicated for use as a public street, alley or crosswalk, which may also be used by sewer, water, storm sewer, electric, gas, telephone and cable system(s).

<u>Riparian Buffer</u>: A vegetated strip of land bordering a stream which provides filtration of soil, sediments and other pollutants.

<u>Runoff</u>: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

<u>Sedimentation</u>: The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment."

<u>Sewage System, Community</u>: A system, whether publicly or privately owned, for the collection of sewage or industrial wastes of a liquid nature from two or more lots and for the treatment or disposal of the sewage or industrial waste on one or more of the lots or at any other site.

<u>Sewage System, Individual</u>: A system of piping, tanks or other facilities serving a single lot and collecting, treating and disposing of domestic sewage into the soil or into waters of this Commonwealth or by means of conveyance to another site for formal disposal.

<u>Sight Distance</u>: The extent of unobstructed vision, in a horizontal or vertical plane, along a street.

<u>Slope</u>: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical differences in feet per one (100) feet of horizontal distance.

<u>Street</u>: Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways or strips of land used or intended to be used by vehicular traffic or pedestrians whether public or private. (MPC) Particular types of streets are further defined as follows:

- A. <u>Arterial</u>: This class of highway facility is devoted primarily to the task of moving large volumes of comparatively high speed and long-distance traffic and performs little or no land service function. Arterial highways are defined by the Pennsylvania Department of Transportation Functional Classification Map or shall be by traffic volume, consistent with Institute of Transportation Engineers Standard.
- B. <u>Collector</u>: This class of road serves the internal traffic movement within the Township/Borough and connects developed areas with the arterial system. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a local street and accommodate local internal traffic movements. Collector highways are defined by the Pennsylvania Department of Transportation Functional Classification Map or shall be by traffic volume, consistent with Institute of Transportation Engineers Standards.
- C. <u>Local</u>: The local street's sole function is to provide access to abutting land.

<u>Street Centerline</u>: An imaginary line which passes through the middle of the right-of-way and the cartway simultaneously, or which is in the center of the right-of-way in cases where the cartway is not centered in the right-of-way.

<u>Structure</u>: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. (MPC)

<u>Subdivision</u>: 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. (MPC)

<u>Subdivision Administrator</u>: A person, employee, organization or corporation designated by the municipal governing body to administer the Subdivision and Land Development Ordinance.

<u>Subdivision, Major</u>: A subdivision, as defined by this Ordinance, for which preliminary and final plans must be submitted because the Planning Commission determines it does not meet the description of "Minor Subdivision" in Section 205 of this Ordinance.

<u>Subdivision - Replat</u>: The change of a lot line between two abutting existing parcels which does not create a new parcel and where such lot line change is in full compliance with this Ordinance, the ______ Township/ Borough Zoning Ordinance and related ordinances, rules and regulations of the Township/ Borough. A replat shall be treated as a minor subdivision.

<u>Substantially Completed</u>: Where, in the judgment of the Township/ Borough Engineer, at least ninety percent (90%) (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use. (MPC)

<u>Surveyor</u>: A professional surveyor, licensed as such in the Commonwealth of Pennsylvania.

Swale: A low-lying stretch of land characterized as a depression used to carry surface water runoff.

<u>Temporary Turnaround</u>: A temporary circular turnaround at the end of a road which terminates at or near the subdivision boundary bordering undeveloped land.

<u>Top Soil</u>: Surface soils and subsurface soils which normally are fertile soils and soil material, ordinarily rich in organic matter of humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

<u>Township/Borough Authority</u>: A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authority Act of 1945." (MPC)

<u>Township/ Borough Engineer</u>: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a Township/ Borough, planning agency or joint planning commission. (MPC)

<u>Undeveloped Land</u>: Any lot, tract or parcel of land which has not been graded or in any other manner prepared for the construction of a building or other improvement.

<u>Utility Plan</u>: A plan to show all existing and proposed fire hydrants, water and sewer lines, storm sewer lines, gas and electric lines, cable television facilities and street lighting.

<u>Water Facility</u>: Any water works, water supply works, water distribution system or part thereof, designed, intended or constructed to provide or distribute potable water.

<u>Water Survey</u>: An inventory of the source, quantity, yield and use of groundwater and surfacewater resources within ______ Township/ Borough.

<u>Watercourse</u>: A permanent stream, intermittent stream, river, brook, creek, or a channel, drain or ditch for water, whether natural or man-made.

<u>Yard</u>: That portion of a lot which is unoccupied and open to the sky and extends from the lot line to the yard line.

<u>Yard Line</u>: A line within a lot defining the minimum distance between any building or structure or portion thereof, and an adjacent lot line. Such line shall be measured at right angles from and parallel to the corresponding lot line.

<u>Yard</u>, <u>Front</u>: A yard between an adjacent right-of-way and the building line and extending for the full width of the lot.

<u>Yard, Rear</u>: A yard between the rear lot line and a line drawn parallel thereto at such distance therefrom, and extending for the full width of the lot.

<u>Yard</u>, <u>Side</u>: An open yard space between the side lot line and parallel thereto extending from the front lot line to the rear lot line.

Article 9 Mobile (Manufactured) Home Park Standards

- 901. <u>Applicability:</u> All Mobile (Manufactured) Home Parks shall conform to the provisions of this section as well as other applicable standards in this Ordinance.
- 902. <u>Use Regulations</u>: The uses allowed in a Mobile (Manufactured) Home Park shall be as specified in the ______ Township/ Borough Zoning Ordinance, if adopted.
- 903. <u>Application Procedures</u>: All applications for Mobile (Manufactured) Home Park developments shall follow the procedures for submission of land developments found in Sections 502, 503, and 504 of this Ordinance.
- 904. <u>Minimum Site Area</u>: Each Mobile (Manufactured) Home Park site shall be at least five (5) acres in size.
- 905. <u>Site Location</u>: Mobile (Manufactured) Home Parks shall be located on well-drained lands free of natural or man-made hazards. Mobile (Manufactured) Home Parks shall be laid out with due consideration to natural features. No development shall occur on the floodway, wetlands or steep slope areas. Natural drainage ways shall in no way be impaired by development.
- 906. <u>Density</u>: The maximum number of dwelling units permitted in a Mobile (Manufactured) Home Park shall be calculated on the net area by deducting non-buildable and constrained land from the total site area in conformance with Article 402 of this Ordinance.
- (Note If the maximum density and other dimensional requirements are stated in a zoning ordinance, they are not needed in the SALDO).
- 907. <u>Clustering</u>: The clustering of mobile home lots or sites is encouraged to provide for conservation of open space, protect environmentally sensitive areas and to provide for efficient development of streets and utilities. In order to approve any cluster plan the Township/Borough shall apply the following test:

The number of mobile home lots times five thousand (5,000), plus the area of common open space in square feet, shall equal at least the minimum lot standard in Section 402 of this Ordinance for each proposed mobile home lot.

- 908 <u>Site Improvements and Design</u>: Minimum site improvements for all Mobile (Manufactured) Home Parks shall include, but shall not be limited to, the following:
- 909. Minimum Mobile Home Lot: No mobile home lot shall be less than five thousand (5,000) square feet. However, the lot shall be large enough to meet yard and parking requirements. Mobile home lots shall not be located in environmentally sensitive areas as defined in this ordinance. Each mobile home lot shall contain a mobile home stand, which shall be improved with concrete columns or slab to provide an adequate foundation for the placement of a mobile home, securing the structure against uplift, sliding or rotation. Each mobile home shall be provided with skirting of durable material entirely enclosing the area beneath the mobile home.

- 910. <u>Streets</u>: All Mobile (Manufactured) Home Park streets shall be designed to serve only residents of the Mobile (Manufactured) Home Park. Each mobile home site shall be accessible from a street. Access shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on streets within the park.
 - A. All streets shall be improved in accordance with Section 407 of this Ordinance. Streets shall meet minimum paving thickness and other requirements set out in this Ordinance and the street standards adopted by resolution of _______ Township/ Borough.
 - B. All streets within any Mobile (Manufactured) Home Park shall have a paved width of not less than twelve (12) feet for one-way and twenty-two (22) feet for two-way. Street width shall be increased by six (6) feet if on-street parking is permitted. All streets shall be kept free of debris or other obstructions to provide clear access for fire, police or other emergency access. If streets are proposed for dedication, a minimum right-of-way of forty (40) feet shall be required.
- 911. Off-Street Parking: Off-street parking shall be provided in all Mobile (Manufactured) Home Parks for the use of park occupants and guests. Parking shall be located convenient to each mobile home and in no case be located more than two hundred (200) feet from the use it is intended to serve. The number and design of parking spaces shall be in accordance with Section 505.G.
- 912. <u>Yard Requirements</u>: Mobile homes shall be placed off center on the lot so as to provide a larger useable open yard space and outdoor living area on one side of the unit. No structure or mobile home shall be located at less than the following:

Fifty (50) feet from any perimeter lot line.

Twenty (20) feet from any park street.

Twenty (20) feet from any mobile home.

Five (5) feet from any interior lot line.

- 913. Common Open Space: Portions of the Mobile (Manufactured) Home Park not developed into mobile home lots, streets, recreation areas or service buildings shall be designated as common open space. All Mobile (Manufactured) Home Parks shall provide not less than ten percent (10%) of the total land area for common open space purposes. Such lands shall be improved whereby the same will be accessible to all families residing within said tract and whereby such open space may be used for recreational purposes. Environmentally sensitive areas may either included within individual mobile home lots or deeded separately with appropriate deed restrictions barring future development.
- 914. <u>Utility Improvements</u>: All Mobile (Manufactured) Home Parks shall provide to each lot both a continuing supply of safe and potable water as approved by the Department of Environmental Resources and a connection to a sanitary sewerage disposal facility as approved by the local sewage enforcement agency. Electric, telephone and centralized television cable service shall also be provided and shall be buried.

- 915. Other Site Improvements: Each Mobile (Manufactured) Home Park shall provide garbage and trash collection and disposal facilities as approved by the ______ Township/Borough, an adequate park street lighting system, and such other improvements or services as may be required in the best interest of the public's health, safety and general welfare.
- 916. <u>Screening</u>: Buffer screening shall be provided along the perimeter of any Mobile (Manufactured) Home Park where the park abuts any of the following: arterial or collector highway, commercial or industrial area, developed residential subdivision. Buffer screening shall consist of Type I screening per Section 508(H) of this Ordinance.

