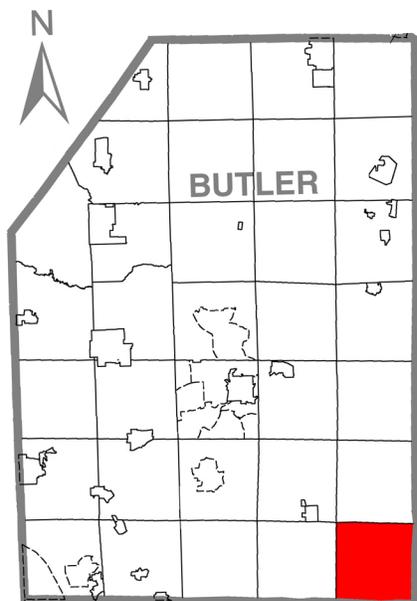




Buffalo Township Subdivision and Land Development Ordinance



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SEPTEMBER 2018

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**Subdivision and Land Development Ordinance
Township of Buffalo, Butler County, Pennsylvania**

Ordinance No. 136

AN ORDINANCE REGULATING THE SUBDIVISION AND DEVELOPMENT OF LAND FOR THE PURPOSE OF SALE OR BUILDING DEVELOPMENT; PRESCRIBING PROCEDURES FOR THE PRESENTATION, APPROVAL AND RECORDING OF PLATS; SETTING FEES; ESTABLISHING STANDARDS FOR THE REVIEW OF PLATS; PRESCRIBING MINIMUM IMPROVEMENTS REQUIRED; AND SETTING REMEDIES AND PENALTIES FOR VIOLATION.

NOW BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Buffalo, Butler County, Pennsylvania, pursuant to the Pennsylvania Municipalities Planning Code, as follows:

**Article One
General Provisions**

101 Title: This Ordinance may be cited as “The Buffalo Township Subdivision and Land Development Ordinance.”

102 Effective Date: This Ordinance shall take effect September 12, 2018.

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

104 Modification: The Township 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.

- a. 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.
- b. The Township shall keep a written record of all actions on all requests for modification.
- c. The Township Supervisors may approve or deny the request for modification. If the Township approves the request for modification, it shall authorize the minimum modification from this Ordinance that will afford relief. The Buffalo Township Planning Commission shall review requests for modifications prior to action by the Supervisors.
- d. Recording of Modification: In granting a modification, the Township shall record its actions and the grounds for granting the modification within its minutes. A statement showing the date that such modification was granted shall be affixed to the final plan.

105 Planned Residential Development: The review and approval of a development plan for a Planned Residential Development (PRD) as defined herein will be in accordance with the provisions of the Zoning Ordinance rather than by this Ordinance. However, where the Planned Residential Development standards of the zoning ordinance specifically reference this ordinance, or a PRD standard is not specified (such as street standards) the standards of this ordinance shall govern the planning and development of a planned residential development as well.

106 Severability: If any provision of this Ordinance or the application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

107 Preventive Remedies: In the event that any improvement which may be required has not been installed as provided by this Ordinance, or in accord with the approved final plat, the Governing Body shall enforce any corporate remedies, and shall take such other action as is appropriate and authorized by law.

- a. In addition to other remedies, the Township 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 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 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.

108 Enforcement Remedies: 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, 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 as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township 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. 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. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this section.

109 Repealer: All ordinances in conflict herewith are hereby repealed.

110 Definitions: As used in this Ordinance, except where the context clearly indicates otherwise, the following words or phrases have the meaning indicated below:

Alley: A service roadway providing a second and secondary means of access to abutting property, where such roadway is not intended for general traffic circulation.

Applicant: A landowner or developer who has filed a written application for development.

Application: An application, either preliminary or final, required to be filed and approved prior to the start of land development or subdivision and which is complete in all respects as required by this Ordinance.

Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street lines.

County: Butler County, Pennsylvania.

Cul-De-Sac: A short street having one end open to traffic and being permanently terminated.

Cut: 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.

Developer: Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a division of land or a land development.

Dwelling: A structure designed or used exclusively as the living quarters for a family.

Easement: A right granted for limited use of private land for public and quasi-public purposes including such purposes as utility extension and ensuring proper storm drainage, upon which the erection of structures is prevented to preserve access for maintenance and access.

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

Excavation: 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 condition resulting therefrom.

Fill: Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved into 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.

Governing Body: The Board of Supervisors, Township of Buffalo, Butler County, Pennsylvania.

Health Authority: The legally designated health authority of Pennsylvania (Pennsylvania Department of Environmental Protection).

Land Development: The improvements of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

- a. 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
- b. 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.
- c. A subdivision of land.

In accordance with Section 503(1.1) of the Pennsylvania Municipalities Planning Code, as amended, the following activities shall be excluded from the definition of land development:

- a. The conversion of an existing single-family, detached dwelling or single-family, semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
- b. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

Mobile Home: Is a single-family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two 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.

Mobile Home, Double-Wide: A mobile home consisting of two sections combined horizontally at the site while still retaining their individual chassis for possible future movement.

Mobile Home Lot: A parcel of land in a mobile home park constructed with the necessary utility connections, patio and other appurtenances necessary for the erection thereon of a single mobile home and the exclusive use of its occupants.

Mobile Home Park: A parcel of land which has been planned and improved for the placement of two or more mobile homes for residential use.

Municipality: The Township of Buffalo, Butler County, Pennsylvania.

Official Map: A map adopted by ordinance pursuant to Article IV of the Pennsylvania Municipalities Planning Code.

Person: A natural person and shall include not only corporations but all associations and combinations of persons acting directly or indirectly by other person or persons, employees or otherwise.

Planned Residential Development: an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

Planning Commission: The Planning Commission of the Township of Buffalo, Butler County, Pennsylvania.

Right-Of-Way: Land dedicated for use as a public street, alley, or crosswalk, which may also be used by sewer, water, storm sewer, electric, natural gas, and telephone, cable television, and internet systems.

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

Sedimentation: 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."

Service or Recreational Building: A structure housing operational, office, recreational, park maintenance and other facilities built to conform to required local standards.

Setback: The minimum required distance between any enclosed structure and the adjacent street right-of-way which complies with the minimum yard requirements as specified by the Zoning Ordinance.

Sewer Connection: The sewer connection consists of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer pipe.

Sewer Riser Pipe: The sewer riser pipe is that portion of the sewer lateral which extends vertical to the ground elevation and terminates at each mobile home lot.

Street: A right-of-way which affords the principal means of access to abutting properties. A street may be designated as a highway, thoroughfare, parkway, boulevard, road, avenue, drive or other appropriate name. A street may also be identified according to type of use as follows:

- a. Arterial Streets: Streets providing traffic movements between traffic generation areas.
- b. Collector Streets: Streets providing connection primarily between arterial streets and local streets.
- c. Local Streets: Streets serving primarily as access to abutting properties and not intended as major arteries carrying through-traffic.
- d. Marginal Access Streets: A specialized local street which parallels an arterial highway and provides access to abutting properties without interference from through-traffic.

Subdivision: The division or redivision of a lot, tract or parcel of land by any means into two (2) 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 (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Water Connection: The water connection consists of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

Water Riser Pipe: The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated spot at each mobile home lot.

Water Service: A community system of providing water either by private enterprise, municipal corporation or authority or public utility.

Water Service Pipe: The water service pipe consists of all pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

Article Two Application and Review Procedures

201 Applications: No applicant may proceed with any grading or improvement of streets or installation of public utilities until a final plan application has been approved by the Governing Body.

No applicant shall sell, transfer, lease or otherwise convey any lot, parcel or tract in a subdivision, or construct or commence the construction of a structure in a subdivision until the final plat has been approved by the Governing Body and recorded as required herein.

202 Preliminary Application: The preliminary application shall include a Location Map, a Site Map, a Subdivision or Land Development Site Plan, Engineering Report, and such application form as required by the Township. The application shall be submitted to the Township Secretary at least ten (10) business days prior to the regularly scheduled meeting of the Planning Commission and shall include an original, together with not less than twelve (12) copies and shall be accompanied by an application fee which shall be set annually by the Governing Body.

202.1: The Location Map shall clearly show the location, area and zoning of the tract proposed for development with relation to the area and zoning of adjacent properties and the location relative distance to existing related streets and meet all other requirements herein set forth. Each lot proposed for approval must abut a public road by at least a twenty-five (25) foot wide strip which remains at least twenty-five feet wide the whole distance to the frontage of the proposed lot.

202.2: The Site Map shall cover the entire tract and all lands within five hundred (500) feet of its boundaries and shall clearly and accurately show the following data:

- a. The topography with vertical contour intervals of five (5) feet or less.
- b. The natural features and existing culture such as woods, streams, embankments, retaining walls, structures and existing land use.
- c. The names of owners of properties adjacent to the tract.
- d. Existing and proposed streets and rights-of-way including widths, approximate gradients, types and widths of pavements, and curbs and sidewalks.
- e. Existing and proposed easements, including widths and purposes.
- f. Utilities, including size, capacity, and location of sanitary sewers, storm sewers, drainage facilities, water lines, gas mains, and power lines.
- g. Areas subject to periodic overflow of flood or storm waters.
- h. Sub-surface conditions, including data on past or possible future mining activity. If mineral rights are severed from the land ownership, such data must be clearly indicated.
- i. Tract boundary lines by calculated distances and bearings.

- j. Title, graphic scale, north point, and date.

202.3: A proposed subdivision or land development site plan shall be drawn at a scale no smaller than one hundred (100) feet to one (1) inch (or such scale as sufficient to illustrate pertinent land features and acceptable to the Township) and shall show the following:

- a. Name of the subdivision.
- b. Name and addresses of owner, subdivider and persons who prepared the plan.
- c. Proposed street pattern, including the names, widths and rights-of-way of streets, the widths of easements, and the approximate grades of streets where they exceed eight percent (8%).
- d. Layout of lots, including dimensions, number, and building lines.
- e. Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public or community use.
- f. Key plan, legends, notes, graphic scale, north point, and date.
- g. A draft of any proposed deed covenants.
- h. Land development site plans shall also include the location of any proposed improvements including, but not limited to, lighting, parking, pedestrian access, landscaping, and buildings. The proposed or possible use of any new building shall be stated.

202.4: An engineering report shall include the following data wherever pertinent:

- a. Profiles, cross sections, and specifications for proposed street improvements.
- b. Profiles and other explanatory data concerning installation of water distribution systems, storm sewers and sanitary sewers.
- c. A report on the feasibility of connection to existing sewerage system, including distances to the nearest public sewer, service load of the subdivision and the capacity of the treatment plant.
- d. If connection to a public sewerage system is not feasible, a report on the feasibility of a separate sewerage system, and a treatment works including the design population, type and location of the treatment plant and receiving stream, shall be required.
- e. If connection to a public or private sewerage system is not feasible, a report on the feasibility of on-lot sewage disposal, including a detailed map of the physical conditions of the site, contours, finished grades, watercourses, groundwater table evaluations, and the results of soil absorption tests for each individual lot conducted in accordance with the recommended practices of Pennsylvania Act 537 as amended shall be required.

203 Preliminary Approval: The Governing Body shall, after receiving the recommendation of the Planning Commission, render its decision and communicate it to the applicant not later than ninety (90) days following the date of the next regular monthly meeting of the Planning Commission following the filing of the application.

203.1: The Planning Commission shall forward one (1) copy each of the Preliminary Application to the County Planning Commission and the Municipal Authority and the Butler County Conservation District. The Planning Commission shall not forward its recommendation on the Preliminary Application until reports from each of these agencies have been received, or until the expiration of thirty (30) days from the date the copies of the Preliminary Application were forwarded to said agencies.

203.2: The decision of the Governing Body shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than five (5) days following the decision.

203.3: If the Governing Body desires additional time to consider the proposed preliminary plat, the applicant should be requested to waive the ninety (90) day time limitation established by law and grant the Governing Body an additional thirty (30) day review period. This extension should be accomplished only in a signed written agreement on the part of the applicant.

203.4: When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

203.5: Failure of the Governing Body to render a decision and communicate it to the applicant within the time and the manner required shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

204 Public Hearing: The Governing Body may hold a public hearing prior to approval or disapproval of the Preliminary Application.

205 Final Application: Final application shall include five (5) prints and one (1) reproducible copy of the final plat and a certificate of completion of improvements as required below.

205.1: The final plat shall be drawn at a scale no smaller than one hundred (100) feet to one (1) inch (or such scale as sufficient to illustrate pertinent land features and acceptable to the Township) and shall show:

- a. The subdivision name, name and address of owner and subdivider, source of title of land as shown by the books of the Recorder of Deeds of the County, graphic scale, north point, date and certificate of approval by the Governing Body.
- b. Survey date with certification by a registered professional engineer or land surveyor showing calculated distances and bearings of the subdivision boundaries, lots, utility easements, streets, alleys, building lines, and parks reserved for community purposes.

- c. Location and distances to the nearest established street corners or official monuments and the streets intersecting the boundaries of the subdivision.
- d. Location, type of material and size of monuments, complete curve data, lot numbers and street names.
- e. Land development site plans shall also include the location of any proposed improvements including, but not limited to, lighting, parking, pedestrian access, landscaping, and buildings. The proposed or possible use of any new building shall be stated.

206 Improvements: No plats shall be finally approved unless all improvements required by this Ordinance have been installed in strict accordance with this Ordinance or a guarantee that the improvements will subsequently be installed by the owner, in the form of a bond or deposit of funds or securities in escrow which are acceptable to the Governing Body and are in an amount sufficient to cover the cost of the improvements which may be required. Such bond or other security shall provide for, and secure to the public, the completion of all declared improvements within a period of one (1) year from the date of final approval of the plan.

207 Final Review: The Planning Commission shall forward one (1) copy each of the Final Application to the Municipal Authority and the County Planning Commission, and the Butler County Conservation District. The Governing Body shall not approve the Final Application until reports from each of these agencies have been received, or until the expiration of thirty (30) days from the date the copies of the Final Application were forwarded to said agencies.

208 Final Approval: The Governing Body, after receiving the recommendation of the Planning Commission, shall render its decision and communicate it to the applicant, as required by law, no later than ninety (90) days after the next regular monthly meeting of the Planning Commission following the filing of the application. Where public improvements are proposed, the Township may request of the developer or prepare a form of a development agreement as to the nature of acceptance of said improvements and the release of any surety, as well as any other conditions agreed to.

208.1: When a Preliminary Application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved Preliminary Application.

208.2: Upon final approval, the applicant may commence and shall complete the approved development in accordance with the terms of such approval within ten (10) years from such approval. Where final approval is preceded by preliminary approval, the ten- (10) year period shall be counted from the date of the preliminary approval.

209 Recording: Upon the approval of a final plat, the developer shall within ninety (90) days of such final approval record such plat in the Office of the Recorder of Deeds of Butler County. The developer shall furnish the Township with a receipt of recording and one copy of the recorded plan.

210 Inspection: When the plans of streets and other improvements have been approved as provided in this Ordinance, the subdivider shall first notify the Governing Authority of his intention to proceed with the construction or installation of said streets and improvements; notification shall be made at least ten (10) working days before any such construction or installation shall commence so as to give the Municipal Authority and/or Engineer an opportunity

to inspect the site prior to commencement of work and to inspect installation or construction of said streets and improvements during the course of work being performed. The developer shall defray all costs incurred by the Municipality in inspecting the installation of the improvements required by this Ordinance and shall reimburse all direct costs of inspection prior to final approval.

210.1: Following inspection, the Township Secretary shall report as to the acceptance or rejection of improvements with a copy of such report forwarded by certified mail to the applicant. If any improvement be rejected, the report shall specify all reasons for such rejection.

211 Maintenance: Prior to any street or other improvement being accepted by the Municipality as hereinafter provided, the developer shall post a maintenance bond and/or other security, naming the same Municipality as Obligee in an amount deemed adequate to the Township Solicitor, to insure structural integrity, proper functioning and maintenance of said improvements for a period of at least eighteen (18) months from the date of acceptance by the Municipality.

212 Acceptance: After streets and improvements have been installed and constructed pursuant to the requirements contained in this Ordinance, and in the event that the developer desires to have the Municipality accept said streets and improvements, the developer shall notify the proper Municipal Officers that the construction or installation has been completed, and shall supply the Municipality with a minimum of seven (7) copies of the as-built plan on which the street or improvement in question has been constructed or installed. The seven (7) copies of the plan shall show thereon the signatures of all agencies and individuals who have approved the plan and contain a notice thereon as to where and when the plan was recorded in the Office of the Recorder of Deeds of the County. The as-built plan shall also be provided in an electronic format.

212.1: The portion of street or improvement which the developer desires to have the Municipality accept shall be shaded or colored in yellow on each of the seven (7) copies. The plan shall also clearly designate the number of linear feet of said street or improvement which the subdivider desires to be accepted by the Municipality and a legal description shall also be provided.

213 Public Sites and Open Spaces: In order to Implement Section 503 (11) of the Pennsylvania Municipalities Planning Code, Buffalo Township has adopted an Official Recreation Plan. This section applies to new residential subdivisions or land developments that would create new residential dwelling units (including Planned Residential Developments or new Mobile Home Parks or new Mobile Home Lots) as defined and regulated by the Buffalo Township Zoning Ordinance).

- A. In order to Implement the Official Recreation Plan, the Township shall require the public dedication of land suitable for parks, playgrounds, or conservation recreational use (hereinafter also collectively referred to as "recreational use area") or upon agreement with the applicant or developer, the payment of fees in lieu of dedicated land, the construction of public recreation facilities, or a combination of dedicated land, facilities construction and fees. Such dedications and/or agreements or fees are to serve the future population of the Township, preserve special scenic areas, or create reserves of forestland suitable for wildlife habitat, which directly meets the recreational needs of Township residents. All such requirements shall conform to the authority conferred in the Pennsylvania

Municipalities Planning Code (53 P.S. §10101 et seq.) and constitute a condition precedent to preliminary or final plan approval. The applicant and developer shall hereinafter collectively be referred to as either “applicant” or “developer”.

- B. All developers of residential subdivisions or residential land developments shall give due consideration to the provision of sites for recreational use areas. An applicant for preliminary plat approval on a multiphase plan or single-phase final plan approval of a residential land development or subdivision shall dedicate to the Township for public use a portion of such site as a recreational use area. The total amount of land to be deeded to the Township shall be equivalent to at least 2,500 square feet per dwelling unit, or ten (10) percent of the total area proposed for the subdivision or residential land development (including any parent tract). In determining whether the amount is set at 2,500 per dwelling unit or 10 percent of total land area, the greater proportion shall be applied. Such land must meet all relevant criteria under Subsection C of this article. The Township may enter into an agreement with the developer to satisfy the recreational use and open space/green area public dedication requirements prescribed in this section upon payment to the Township of the sum of not less than \$1,500 for each dwelling unit in a residential land development plan or not less than \$1,500 for each lot in a residential subdivision or mobile home park. The above fee may be adjusted from time to time for inflation, and the current applicable fee shall be indicated in the Township schedule of fees, adopted by resolution. Payment of fees shall be in accordance with Subsections D and E of this section. Alternative land, fee, facility or construction combinations shall be an agreed amount based upon the value of any land, fees, items purchased and services provided.
- C. Criteria for site selection of land for recreational use.
- (1) Land may be proposed for general recreation, (such as parks, sports fields, or playgrounds), or conservation recreation (intended for such uses as wildlife viewing, hiking, hunting or other outdoor recreation). The land proposed shall be accessible to the residents of the development and citizens of the Township. At least one (1) side of the proposed site shall abut a public street, for a minimum distance of fifty (50) feet, unless an easement at least fifty (50) feet in width and dedicated for access to the recreational land is provided.
 - (2) At least 75 percent (75%) of land for parks, playgrounds and sports fields shall be free of slopes greater than five percent (5%) as determined by mapping prepared for the Township Comprehensive Plan. Such land shall be in tracts of no-less than five (5) acres, or readily connected to other public recreation tracts.

- (3) Land Proposed for Conservation Recreation uses shall be in tracts of at least ten (10) acres or immediately abutting similar publicly accessible conservation lands, such as those owned by conservation organizations, or publicly accessible trails. If at least 50 percent of lands proposed for conservation recreation are comprised of slopes greater than 15 percent (15%), statutory wetlands, or floodplains, as determined by mapping prepared for the Township Comprehensive Plan, the ratio of land dedicated under section B. shall change from 2,500 square feet per dwelling unit to 6,000 square feet per dwelling unit.
- (4) For phased plans, all land to be set aside shall be situated in the first phase, unless otherwise approved by the Township Board of Supervisors. Delivery of deed describing land proposed for dedication to the Township shall be completed prior to plan recordation.

D. Fee in lieu of required recreational land.

- (1) If land offered to meet the criteria of sites for parks, playgrounds or other recreational use is not consistent with the recommendations of the Parks Commission and the Planning Commission, or if the Comprehensive Plan or Recreation and Open Space Plan for the Township of Buffalo indicate that such land offered cannot be properly located in the proposed development or subdivision because the future inhabitants of the development and surrounding area are to be served by recreational land/facilities established or to be established by the Township in the subject locality, or if the conditions to render the site suitable for the use intended cannot be agreed upon, then, upon agreement with the applicant or developer, the payment of fees in lieu of the land offered or a combination of fees and land, shall be required as a condition precedent to preliminary or final plan approval.
- (2) The amount of the fee shall be not less than \$1,500 per dwelling unit in a residential land development or not less than \$1,500 per lot in a residential subdivision. The above fee may be adjusted for inflation annually, by the Township through resolution. It is intended that the amount of the fee shall be substantially equal to the anticipated costs to the Township in providing for recreational use lands and facilities that have a reasonable relationship to the use thereof by future inhabitants of the development or subdivision.

- (3) The fee in lieu of required land shall be paid to the Township prior to release of the plan for recordation or as specified in a schedule of payment agreed upon by the Township Supervisors.
- (4) All fee payments received pursuant to this section shall be used solely and exclusively for the acquisition of land for parks, playgrounds or other recreational sites and the construction of improvements thereon, and for costs incidental and ancillary to such purposes including, but not necessarily limited to, site planning, engineering and design of recreational space and improvements, utility relocation, grading and site preparation, provision of pedestrian and/or vehicular access and purchase of park equipment. Unless otherwise agreed to by the Township and the developer, payments received pursuant to this section shall only be used for land or improvements specifically included in the Official Recreation Plan for the Township of Buffalo, as amended, and as supplemented by the list of needed park improvements developed by the Park Advisory Board, and the Comprehensive Plan. Such park and recreational facilities shall be accessible to the subject development or subdivision.

E. Disposition of fees. All fees-in-lieu paid to the Township shall be placed in a capital reserve fund established as provided by law, which shall clearly identify the facility or area for which the fee was collected. Funding from fees may only be used for public improvements within Buffalo Township to ensure the accessibility of such improvements to residents of the development. Interest earned on the capital reserve fund shall become part of the capital reserve fund. Fees collected shall be expended only in proper allocable proportions of the cost incurred to construct or purchase the specific recreational facilities for which the funds were collected.

Article Three Design Standards

301 General: The Governing Body shall not approve any plat unless the land whereon buildings are to be constructed shall be of such character that it can be used for building purposes without danger to health, or peril from flood or other hazard.

302 Natural Features: Existing natural features which would add value to the subdivision and the Municipality, such as trees, steep slopes, watercourses, historic spots and similar irreplaceable assets, shall be preserved, insofar as possible through careful design of the subdivision.

302.1: All lands, regardless of their slope, from which structures or natural cover has been removed or otherwise destroyed, shall be appropriately graded and seeded within a reasonable time of such clearance activity. The phrase a "reasonable time" shall be interpreted to be within two (2) weeks during the growing season and shall be rigidly applied to construction activities in order to accomplish the intent of keeping erosion and siltation to an absolute minimum.

302.2: On hillsides exceeding twenty-five percent (25%) in slope, no more than twenty percent (20%) by area of the natural vegetative cover may be removed for construction purposes or any other activity.

302.3: No cutting, filling or other disturbing of land and natural vegetation is permissible within fifty (50) feet of the edge of natural drainage courses except as permitted by action of the Governing Body. In such cases, permission may be granted provided special precautions are taken to insure against continuing erosion and siltation or other circumstances which may be harmful to the immediate watercourse or in any way pollute the stream.

303 Streets: The Governing Body shall not approve any plat unless all streets shown thereon shall be of sufficient width and proper grade, and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire-fighting equipment to buildings, and provide a coordinated system of streets conforming to the Municipality's plan of streets or any Official Map adopted by the Township.

303.1: In the case of subdivisions for commercial, industrial and public purposes, no street giving access upon an arterial street shall be located closer than five hundred (500) feet along the same side of such arterial street, to any other driveway, public or private street in the same or another subdivision.

303.2: Traffic Impact Study: The Township may require a traffic study as a part of its review process for subdivisions and land developments consistent with the standards of this article.

- a. The full cost of the traffic study shall be borne by the applicant. Any costs associated with professional review of the traffic study by the Township's professional consultants shall also be borne by the applicant. The applicant shall provide the appropriate escrow to ensure the payment of the costs of such traffic study review.
- b. Traffic impact studies shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. The Township reserves the right to review and approve the qualifications of any proposed consultant.

- c. The Township shall require such onsite traffic improvements to be provided by the applicant, as the Township deems appropriate, in light of the traffic impact study as a specific condition of preliminary plan approval for all land developments and/or subdivisions for which a study has been required. The study shall identify improvements/facilities to be installed or actions to be undertaken by the applicant. Joint traffic studies between different applicants are acceptable and are strongly encouraged.
- d. The study area shall include all public streets and intersections within a radius of one thousand six hundred (1,600) feet of an access drive to the site, unless the Township Engineer or other professional consultant determines that another study area shall be more appropriate. The traffic study shall include, at a minimum, the following:
 - 1. Current Average Daily Traffic (ADT) and peak hour volumes of all streets.
 - 2. Current Level of Service (LOS) of all intersections.
 - 3. Site traffic generation, including projected ADT and peak hour volumes of the development. Development of a project in stages, or on a piecemeal basis, must create a realistic assumption expected to be produced by the ultimate build out of the development.
 - 4. Site traffic distribution.
 - 5. Site traffic assignment.
 - 6. Projected ADT and peak hour volumes of all streets and intersections within the development.
 - 7. Projected LOS of all intersections within the development, including all existing and proposed access drives.
 - 8. An assessment of the change in roadway operating conditions resulting from the development traffic.
 - 9. Modal split of vehicles entering the site.
 - 10. Proposed sight distances at access drives.
 - 11. Existing and proposed pedestrian paths from streets and within the site to entrances of all buildings.
- e. The study shall identify improvements/facilities to be installed or actions to be undertaken by the applicant to ensure the following:
 - 1. LOS C or higher overall for all new access driveways.
 - 2. No reduction in the levels of service for existing access driveways, except that LOS D shall be permitted during the A.M. and P.M. peak hour. If an applicant cannot meet this requirement, an analysis shall be completed to show that all reasonable options have been considered to create the most efficient access possible.
 - 3. No reduction in the levels of service of intersections within the study area as a result of the development; however, if the intersection already has an LOS, no reduction in the intersection delay shall occur.
 - 4. Sight distances for all access drives intersecting with all rights-of-way shall meet Township and/or PennDOT requirements, as applicable.
- f. Implementation: The Township shall review the traffic impact study to analyze its adequacy in solving any traffic problems that will occur due to the land development or subdivision. The Township Engineer shall review the study and submit their review

comments to the Township. These review comments shall be part of the Township's official review and approval process. The Township may decide that certain improvements contained on and/or adjacent to the site and within the study area are necessary for land development or subdivision plan approval and may attach these conditions to the approval. If the Township concludes that additional improvements are necessary, the developer shall have the opportunity to re-submit alternative improvement designs to obtain plan approval.

303.3: Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided, the remainder of said street or alley, to the prescribed width, shall be platted within the proposed subdivision.

303.4: Half streets shall not be provided, except where it is essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, or where it becomes necessary to acquire the remaining half by condemnation so it may be approved in the public interest.

303.5: Dead-end Streets

All streets shall have at least two (2) means of ingress or egress. Dead end streets shall be permitted only where the physical configuration of the property, such as a narrow tract or documented environmentally sensitive areas prevent any other road configuration. If necessary, developers shall reduce the number of lots in order to avoid unnecessary dead end streets. No dead end street shall terminate without a cul-de-sac. Under no circumstances shall a dead end street connect to another dead end street.

1. The total traffic volume on a dead end street shall not exceed 250 vehicle trips per day (based upon an objective traffic study), or a maximum of twenty-five residential lots, whichever is less.
2. Dead end streets, permanently designed as such shall not exceed one thousand (1,000) feet in length, unless topography factors justify a greater distance or whereby intersecting side streets provide additional access to this dead end street. The length of a dead end street shall be measured from its entrance to its termination. If a cul-de-sac is so used, the length shall be the furthermore end of the turnaround cartway.
3. Cul-de-sac design shall meet the standards in Section 303.11. A snow storage easement of 30 feet in width and 30 feet in depth shall be left adjacent to fully paved cul-de-sacs as a continuation of the street centerline. The Townships may authorize alternative turning arrangements for dead-end roads providing it is shown the alternatives can accommodate equally safe and convenient turning movements and excess snow storage.
4. Unless future extension is clearly impractical or undesirable, the turnaround right of way shall be placed adjacent to the property line and right-of way of the same width as the street shall be carried to the property line such a way as to permit future extension of the street into the adjoining tract.

303.6: Alleys shall be permitted in residential districts, but the Township may choose to not accept them for purposes of public maintenance. Private alleys may also be included in commercial and industrial areas where needed for loading and unloading or access purposes.

303.7: The minimum distance between centerlines of parallel or approximately parallel streets intersecting a cross street from opposite directions shall be one hundred twenty-five (125) feet.

303.8: Intersections of more than two (2) streets at one (1) point shall be avoided.

303.9: Reserved

303.10: Right-of-way requirements may be increased where anticipated traffic flow warrants it, or if drainage easements should reasonably parallel such thoroughfares. Such increased width will be established by the Governing Body.

303.11: Minimum right-of-way widths, paving widths, angle of intersection, curb radius, distances along sides of sight triangles, horizontal alignments, vertical alignments, as well as maximum grades shall be in accordance with the following table:

	Collector Streets	Local Streets	Cul-De-Sacs (Turnaround Area)	Cross Walks	Alleys
Right-of-way width	50 feet	50 feet	100 feet diameter	10 feet	20 feet
Paving width (excluding curbing)	24 feet	24 feet	80 feet diameter	8 feet	16 feet
Maximum grade	12%	14%	5%	--	14%
Angle for intersection of streets	80° to 90°	70° to 90°	70° to 90°	--	70° to 90°
Minimum curb radius	25 feet	15 feet	15 feet	--	5 feet
Grades for 25 feet before intersection	3%	3%	3%	--	3%
Site triangles (distance along side of through-street/stop street)	500/30	250/25	250/25	--	50/20
Horizontal alignment (minimum radii of centerline)	400	200	100	--	100
Vertical curves (maximum sight distance)	350	200	200	--	100

304 Blocks: Blocks shall ordinarily not exceed one thousand (1,000) feet in length. Where it is necessary for blocks to exceed this length, pedestrian ways and/or easements may be required near the center of the block.

305 Lots: The lot and yard sizes shall conform with the requirements of the Municipality's zoning ordinance, and the lots shall be designed to accord with the following design standards:

305.1: Every lot shall be provided with access adequate for the use of public safety vehicles and other public and private purposes and shall be served by a public or private street system, improved in accordance with this Ordinance and connected to the general street system.

305.2: Side lines of lots shall be approximately at right angles to straight streets and on radial lines on curved streets wherever feasible. Pointed or very irregular lots shall be avoided unless such variations shall improve the overall neighborhood design.

305.3: Double-frontage lots shall be avoided.

305.4: When a tract is subdivided into larger than required building lots and there is no covenant preventing re-subdivision of the lots, such lots or parcels shall be so arranged as to permit a logical location and opening of future streets and re-subdividing with provision for adequate utility connection for each subdivision.

306 Easements: Easements for utilities and drainage shall have a minimum width of fifteen (15) feet. Where a subdivision is traversed by a watercourse, there shall be provided a stormwater easement or drainage right-of-way of width sufficient for the purpose.

307 Water and Sewer Systems: The water supply and sewage disposal systems for the subdivision shall meet the design standards and requirements of the Pennsylvania Department of Environmental Protection and the applicable public provider (in the case of public water and sewer).

308 Sidewalks: Sidewalks shall be constructed of cement, blacktop or paver stones per Township specifications developed by the Township Engineer. Sidewalks are required whenever any subdivision of ten (10) lots or more is:

1. Physically and legally capable of future connections to pre-existing sidewalks within a three hundred (300) feet circumference.
2. Within six hundred (600) feet of a public school.
3. If the average lot width of all lots within the subdivision is less than 150 feet.
4. Subdivision of less than ten (10) lots shall be required to provide an easement for future sidewalks if un-subdivided lands remain which could be further developed to a total of ten (10) or more lots.
5. Property owner is responsible for all maintenance, upkeep, and liability for sidewalks.
6. The sidewalk shall be placed at least four (4) feet from the edge of the pavement or curb of the abutting street. The area between the edge of pavement and sidewalk shall be planted in grass and/or street trees.

308.1 Sidewalk Design: The developer shall submit plans, profiles, cross-sections, proposed tree planting standards, and details for sidewalks to the Township. The Developer shall not initiate construction until such plans have been approved by the Township Engineer, Planning Commission, and Supervisors.

Article Four Required Improvements

401 General: All of the required improvements specified in this Article shall be constructed in accordance with the Municipality's standards for construction and all other applicable Municipal, County, and State regulations.

402 Monuments and Markers: Concrete monuments shall be set at the intersection of all lines forming angles in the boundary of all subdivisions. Iron or steel markers shall be set at the beginning and ending of all curves along street property lines; at all points where lot lines intersect curves, either front or rear; at all angles in property lines of lots and at all other lot corners.

403 Streets: All streets shall be designed and constructed in accordance with specifications established as listed herein and approved by the Governing Authority and appointed Municipal Engineer, if an engineer shall be appointed by the Governing Body.

403.1: The streets shall be graded to the grades and dimensions shown on plans and profiles approved by the Governing Body and shall include the following improvements:

403.2: Suitable drainage structures, culverts, storm sewers, ditches and related installations shall be provided to insure adequate drainage of all points along the streets, with storm drains to be no further than two hundred (200) feet apart; no less than fifteen- (15) inch pipe; and to be backfilled with number PennDOT 2A stone with installation per Township specifications.

404 Paving and Street Construction: New Streets are required to be built to all applicable Township construction and paving specifications, as prepared by the Township Engineer and adopted periodically by resolution of the Township Board of Supervisors.

405 Bonding Requirements for Adoption of Unimproved Streets:

- a. No plan shall be finally approved unless the streets or right-of-ways shown on such plan have been improved as required by this Ordinance.
- b. Such street improvements shall include walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, and other improvements provided for by ordinance.
- c. In lieu of the completion of any improvement required as a condition for the final approval of a plan, the Township of Buffalo provides for the deposit with the Township of Buffalo a corporate bond of the performance of the improvements required by this Ordinance, or other security acceptable to the Governing Body in an amount sufficient to cover the costs of any improvements which may be required.
- d. Such bond or other security shall provide for and secure for the public the completion of any improvements which may be required within the fixed period of one (1) year, three hundred sixty-five (365) days, of the date of the approval of the plan.
- e. Where development is proposed over a period of years, on authorization of the Buffalo Township Planning Commission and the approval of the Board of Supervisors of the Township of Buffalo, they may authorize submission of plans by section or by stages of

development subject to such requirements or guarantees as to improvements in future sections or stages of development as the Buffalo Township Planning Commission, with the approval of the Board of Supervisors of the Township of Buffalo, find essential for the protection of any finally approved section of the development.

- f. On completion of necessary and appropriate improvements as required by this Ordinance, the developer, landowner, or sub-divider shall notify the Board of Supervisors of the Township of Buffalo in writing by certified mail of the completion of the said improvements; upon such notice the Board of Supervisors of the Township of Buffalo, or its agent, shall inspect the said improvements within ten (10) days after which the Secretary of the Township of Buffalo shall report as to the approval or rejection of the said improvements, along with a statement of reasons if rejected; said notice shall be sent by certified mail to the developer, landowner, or subdivider making application.
- g. Nothing herein shall be adverse to the procedure as provided by the Act of July 31, 1968, Section 510, 53 P.S. 10510.

406 Storm Drainage: The construction of a storm drainage system shall conform to the requirements set forth by the Buffalo Township Stormwater Management Ordinance, Township Grading Ordinance and applicable regulations of the Pennsylvania Department of Environmental Protection, including the latest Pollution Reduction Plan (PRP) requirements.

407 Water Supply: The developer shall construct a system of water mains with a connection for each lot utilizing public water supply.

1. Where public water is not available, the developer shall supply acceptable evidence of the availability of water. The developer may be required to make one or more test wells in the area to be platted if such evidence is deemed not acceptable. Copies of well logs from said test wells which are obtained shall include the name and address of the well driller and shall be submitted with the plan to the Planning Commission.
2. If private water supply is permitted, individual private wells shall be located at least fifty (50) feet from all septic tanks; approximately one hundred (100) feet from all tile disposal fields and other sewage disposal facilities; ten (10) feet from all cast iron sewer lines; thirty (30) feet from any vitrified sewer tile lines, or such distances as established by regulations of the Pennsylvania Department of Environmental Protection. Individual private wells shall not be located within any floodplain.

408 Sewers: Where the municipal sewer system is reasonably accessible to the subdivision, the developer shall provide the subdivision with a complete sanitary sewer system to be connected to the municipal sanitary system. Where the municipal sewer system is not reasonably accessible to the subdivision, and in the judgment of the Governing Body, extension of the municipal sewage system to the subdivision will not take place in the foreseeable future, private sewage disposal systems on individual lots consisting of septic tanks and tile absorption fields, or an approved package plant sewage disposal system serving the subdivision may be permitted, subject to approval by the Department of Environmental Protection.

409 Utilities: Every lot in a subdivision shall be capable of being served by utilities, and the necessary easements shall be provided. Electric, gas and other utility distribution lines shall be installed within public right-of-ways or within properly designated easements. To the fullest extent possible, underground utility lines located in street right-of-ways shall not be installed

beneath existing or proposed paved areas, and, in any case, shall be installed prior to the placement of any paving.

410 Street Signs: Street name signs of a type adopted or approved by the Governing Body shall be installed at each street intersection by the developer, on a location specified by the Governing Body and/or Engineer. The developer shall coordinate with both the Butler County Office of Emergency Services and the local post office in choosing street names. The street signs installed must be both the approved name of street and Township approved design. Stop Signs, speed limit signs, cautionary signs, and similar traffic controls signs shall be installed by the developer as determined necessary by the Township engineer and Supervisors. Such signs shall be of a size, color, material, and type as approved by the Township Engineer.

411 Sight Triangle for Intersections: On a corner lot or any point of entry on a public road, nothing shall be erected, placed, planted or allowed to grow in such a manner which obscures vision between the height of one-and-one-half (1½) feet and ten (10) feet above ground level as measured from the centerline grade of the intersecting streets and within the area bounded by the street lines of such corner lots and a line joining points on these street lines of such corner lots twenty-five (25) feet from their intersection along the lot lines. However, the above shall not apply if the intersection is permanently controlled by a traffic-signaling device.

412 Mobile Homes and Mobile Home Parks: Herein established are uniform standards for governing mobile homes and mobile home parks, including requirements for design, construction, extension and maintenance of mobile home parks and related utilities and facilities, authorizing the issuance of permits for construction, alterations and additions; licensing of operators of mobile home parks, and fixing fees for necessary permits, and authorizing the inspection of mobile home parks; establishing standards for erection of single on-lot mobile home installations, and fixing penalties for violation of the provisions of this Ordinance, and designating the Buffalo Township Supervisors and the Pennsylvania Department of Environmental Protection as the enforcement agent.

Mobile home parks, courts, and developments may be permitted within the Municipality in accordance with the provisions of the zoning ordinance and as provided in this Ordinance.

- A. Application Requirements: Any mobile home park developer desiring approval of a park shall comply with the following procedure:
1. Pre-application prior to filing of an application for tentative approval of a proposed mobile home park, the developer shall submit the following plans and data to the Planning Commission:
 - a. Information describing existing covenants, land characteristics, park facilities and utilities, number of lots and sizes of lots, playground areas and proposed protective covenants.
 - b. A map shall show relationship of the proposed development to existing community facilities which serve or influence it and shall include the names of all abutting owners, development name, location, existing facilities, title, scale, and north arrow.

- c. Sketch plan layout on a topographic map shall show in simple free hand sketch form the proposed location of streets, lots, and other features relative to existing conditions of the land.
- d. After review and discussion of the proposed plans with the developer, the Planning Commission shall indicate the suitability of the proposed plan for further consideration and submission of preliminary plans.

2. Preliminary Plan and Data

- a. Upon reaching conclusions as recommended above regarding the suitability of the proposed plans and objectives of the development, the developer shall submit three (3) copies of the preliminary plans of the total land to be developed to the Planning Commission. The plans shall be submitted to the Planning Commission at least ten (10) days prior to a regular meeting for review by the Planning Commission according to the requirements and standards stated herein.
- b. The preliminary plan shall be drawn at a scale of one hundred (100) feet to the inch or greater and submitted in triplicate to the Planning Commission. The Planning Commission shall forward copies to the Governing Body of the municipality.
- c. The preliminary plan shall show or be accompanied by the following information required for preliminary approval:
 - (1) Copy of any protective covenants.
 - (2) Copy of title to include: name under which the development will be recorded; location of State, County, and Municipality; name and address of owner; name and address of registered engineer or surveyor who surveyed the property and prepared the plan.
 - (3) North point, date plan was drawn and graphic scale.
 - (4) Tract boundaries with bearings, distances, names of adjoining property owners, and area indicated in acres to the nearest hundredths.
 - (5) Existing easements and their location, width and distance.
 - (6) Tract closures and block closures with an allowable error of 1:25,000.
 - (7) Contours at vertical intervals of five (5) feet or in cases of relatively flat tracts, at intervals as may be deemed necessary for study of the tract.
 - (8) Data to which the elevations refer.

- (9) Bench marks as established by the United States Geographical Survey or permanent monuments as established by a registered surveyor authorized to practice in the Commonwealth of Pennsylvania.
- (10) Existing physical features to include:
 - (a) Water courses, culverts, bridges, drains and possible areas of inundation.
 - (b) Buildings, sewers, water mains, and fire hydrants.
 - (c) Streets and alleys on or adjacent to the tract, including width of right-of-way and width of cartway.
 - (d) Utilities, existing and planned, together with possible connections thereto:
 - (e) Proposed improvements shall include:
 - (i) Location, name and width of all proposed streets and alleys indicating widths of paved cartways of each.
 - (ii) Sidewalks and crosswalks.
 - (iii) All rights-of-way and easements.
 - (iv) Lot lines with bearings and dimensions.
 - (v) Building setback lines.
 - (vi) Reservations of ground for park or general public use.
 - (vii) General plan of drainage for stormwater to include proposed direction of flow for stormwater in relation to natural channels.
 - (viii) A plan of the proposed central water distribution system, if any, or a plan showing the location of individual wells and the minimum required distances between the wells and on-lot disposal facilities and with respect to the sewage and water facilities on adjacent lots.
 - (ix) A plan based upon percolation data is required where individual on-lot septic systems are proposed. The percolation data must be obtained from tests conducted on each lot site under the standards set forth by the Pennsylvania

Department of Health or the State Environmental Protection Department and under the supervision of the appropriate Township officer with his certification of the results. The plan shall indicate the exact location of each disposal system.

- (x) A plan specifying means by which the flow of surface water onto the land of adjacent property owners will be diverted and controlled. A release of damages therefrom may be required from adjoining property owners.
 - (xi) A plan specifying the means of controlling erosion in areas which will be sold to individuals in the future and in areas where such erosion could constitute a detriment to the municipality on adjoining property owners.
 - (xii) A plan showing the construction of driveways that open onto a public thoroughfare, indicating water courses, culverts, and measures necessary to prevent discharge from the driveway onto the used portion of the public roadway.
 - (xiii) Any additional information which is deemed pertinent to the review of the preliminary plans shall be submitted upon request by the Planning Commission.
 - (xiv) A plan for a proposed sewage collection and disposal system in accordance with Department of Environmental Protection requirements.
3. Preliminary Plan Review: The Planning Commission shall review the site plans and investigate all aspects of the proposed development with respect to its proposed location and effect to the comprehensive community plan and total compliance with the conditions of this Ordinance. The Planning Commission shall review the plan point by point and consult with the Township Engineer and officials of any other department or authority concerned.
4. Planning Commission Action: The Planning Commission shall report the results of its study of the preliminary plan to the Board of Supervisors and to the developer within sixty (60) days following receipt of the application, plans, and data, as required above, giving its reasons for approval, conditional approval, or rejection of the mobile home development.
5. Nature of Approval:
- a. Upon approval of the preliminary plan and data by the Planning Commission, the developer shall then proceed in compliance with the

provisions of this Ordinance to submit final plans and datum as required for review by the Planning Commission.

- b. Upon a finding of conditional approval of the preliminary plan and data by the Planning Commission, approval will be granted only when the specified conditions are satisfied by the developer or when a legally binding agreement is received from the developer insuring that the specified conditions for approval will be satisfied by the developer. Under these said conditions for conditional approval, the developer shall then proceed with final approval as provided for in this Ordinance. The agreement received from the developer shall be filed with the Governing Body with copies of both the Planning Commission and the Zoning Hearing Board.
- c. In the case of disapproval of the preliminary plan and data by the Planning Commission, the developer may petition the Township Governing Body for approval of the preliminary plans and data. The Township Governing Body upon review of the plans and investigation of all aspects of the proposed development with respect to its effect on the comprehensive community plan and total compliance with the Ordinance can upon a unanimous vote overrule the decision of the Planning Commission.

If upon a unanimous vote the Township Governing Body grants approval of the preliminary plans and data, the developer shall then proceed with final approval as set forth in this Ordinance.

- d. Preliminary Plan Approval: Approval of a preliminary plan shall not constitute approval of a final plan, but rather an expression of tentative approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan.

B. Application Requirements for Final Approval: Upon approval of the preliminary plan and data, the developer shall submit to the Planning Commission Secretary at least ten (10) days prior to a regular meeting of the Planning Commission, copies of all plans and other information required by the provisions of this Ordinance. All final plans, six (6) copies of each, and other exhibits required for approval shall be submitted to the Planning Commission within six (6) months after approval of the preliminary plan. Such approval shall become null and void after a lapse of six (6) months following preliminary approval unless an extension of time is applied for and granted in writing by the Planning Commission. At the time of filing the application of plans for final plan review, the developer shall pay to the Township a fee according to the fee schedule adopted by resolution to defray the cost of processing such plans and cover the cost of a public hearing.

1. Final Plan and Data Required for Approval

- a. For any mobile home park requiring approval, the plan shall be drawn on tracing cloth. More than one sheet may be used for larger tracts and must be indexed.

Individual sheet size shall not exceed twenty-four (24) inches by thirty-six (36) inches.

- b. The plan shall be drawn with waterproof black ink and all records, data, entries, statements, etc., thereon shall also be made with the same type of ink or reproducible typing.
- c. The plan shall be drawn to a scale of fifty (50) feet to the inch or larger.
- d. The plan shall contain a title block in the lower right corner with the following:
 - (1) Name under which the mobile home park is to be.
 - (2) Date of plan, graphic scale and location of park.
 - (3) Name of mobile home park owner.
 - (4) Name and address of the professional engineer or the surveyor preparing the plan.

2. All final plans submitted shall be drawn according to the following specifications:

- a. Outside of Mobile Home Park:
 - (1) Streets and other ways—medium solid line
 - (2) Property lines of adjacent tracts—medium one dash and two dotted lines
 - (3) Lot lines—light dotted lines
 - (4) Restriction lines, easements, etc.—light dashed lines
- b. Within Mobile Home Park:
 - (1) Streets or ways—heavy solid lines
 - (2) Perimeter property lines of the mobile home park—heavy one dash and two dotted lines
 - (3) Lot lines—medium solid lines
 - (4) Restriction or building lines—medium dashed lines
 - (5) Easements—light dotted lines
- c. The final plan shall show:
 - (1) Primary control points, approved by the engineer, or description and ties to which all dimensions, angles, bearings, and similar data shall be referred.

- (2) Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way and property lines and other sites with accurate dimensions, bearings or deflection angles, radii, acres and central angles of all curves.
- (3) Name and right-of-way width of each street.
- (4) Location, dimensions and purpose of all easements.
- (5) Number to identify each lot or site.
- (6) Building setback line on all lots or sites.
- (7) Location and description of survey monuments.
- (8) Certification of surveyor or professional engineer as to the accuracy of survey and plot.
- (9) Protective covenants, if any.
- (10) Such other information to include certificates, affidavits, endorsements, or dedications as may be required in the enforcement of these regulations.

d. Additional plans and data required for final approval:

- (1) Where the sewer lines of the proposed mobile home park are not connected to a public sewer system and a central sewage disposal unit is proposed, the developer shall submit along with all other plans and data, all plans and data for the proposed sewage disposal and treatment facilities as approved by the Pennsylvania Department of Environmental Protection.
- (2) Detailed plans of the water distribution system as approved by the Pennsylvania Department of Environmental Protection for the proposed mobile home park shall be submitted with plans and data for final approval.
- (3) Whenever the developer proposes improvements which are subject to the jurisdiction of the Pennsylvania Public Utilities Commission, the final plan shall be accompanied by a statement of the developer indicating that the proposed improvements are in compliance with all of the related orders and regulations of the Commission.

C. Action of the Planning Commission:

1. The Planning Commission shall review the final plan and investigate all aspects to determine complete compliance with the provisions of this Ordinance and find that the mobile home park developer has satisfied the requirements set forth herein.

2. A public hearing shall be conducted by the Planning Commission within sixty (60) days following application for final plan approval and after fifteen (15) days public notice in a newspaper of general circulation in the Township. Such notice shall state time and place of the hearing and the particular nature of the matter to be considered. The first publication shall be not more than thirty (30) days before the date of the hearing. All testimony of witnesses shall be made under oath.
3. The Planning Commission shall within thirty (30) days after the public hearing report in writing its decision to the developer stating approval, conditioning approval, or disapproval of the proposed project along with reasons for its decision.
4. Conditions of approval shall constitute an affirmative finding that the mobile home park is consistent with the spirit, purpose, and intent of this Ordinance, and that the proposed development will not deleteriously affect the appropriate use of neighboring properties, nor hinder the establishment and maintenance of reasonable community standards of physical environment nor impede the highest standards of health, safety, and welfare of the general public.
5. Upon final approval granted by the Planning Commission, the mobile home park developer shall secure all licenses and permits as required herein.

D. Mobile Home Park Permits and Inspections:

1. It shall be unlawful for any person to construct, operate, alter or extend any mobile home park within the limits of Buffalo Township unless he holds a valid permit issued by the Pennsylvania Department of Environmental Protection and also a permit issued by the Buffalo Township Board of Supervisors or designated agent in the name of the owner of such mobile home park for the specific construction, operation, alterations, or extensions.
2. The permit for operation, construction, alteration, or extension of a mobile home park shall be valid for a period of one (1) year. Applications for renewal permits shall be made by the park owner or his authorized representative to the Buffalo Township Board of Supervisors or designated agent. A renewal permit for a like period of one (1) year shall be issued by said officer upon proof by the applicant that his park continues to meet the standards of the Department of Environmental Protection and meets the standards prescribed by this Ordinance. The Township shall establish fees for such permits by resolution each year.
 - a. Limited Applicability to Existing Parks: Mobile home parks in existence upon the effective date of this Ordinance shall be required to meet only with the standards of such regulations as existed at the time the park was established and all other minimum standards prescribed in this Ordinance shall be applicable only to those parks which are constructed or expanded after the effective date of this Ordinance.
 - b. Within ten (10) days after having sold, transferred, given away or otherwise disposed of, interest in or control of any mobile home park, any person holding a permit shall file notice in writing to the Township Zoning Officer and also the Department of Environmental Protection.

- c. Whenever it is determined that conditions or practices exist within any mobile home park which are in violation of any provisions of this Ordinance, or of any regulations adopted pursuant thereto, the Township Zoning Officer shall give notice in writing to the person to whom the permit was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate his mobile home park within Buffalo Township shall be suspended.
- 3. Inspection of Mobile Home Park
 - a. Authorized representatives of the Township may inspect any mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Ordinance.
 - b. A report of inspection shall be issued in writing by the inspector or inspectors and filed with the Governing Body within ten (10) days after completion of each inspection. The written report shall state the date of inspection and indicate the status of conditions of the mobile home park with regards to compliance with this Ordinance.

E. Mobile Home Park Construction Standards:

- 1. Minimum Park Area: A mobile home park shall have a gross area of at least five (5) contiguous acres of land or such minimums as may be established by Township zoning for any zoning district in which mobile home parks are allowed.
- 2. Site Location: The location of all mobile homes must meet with the zoning requirements of the Buffalo Township Zoning Ordinance in effect at the date of the application, and shall comply with the following minimum requirements:
 - a. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
 - b. Not subject to flooding.
 - c. Not subject to any hazard or nuisances, such as excessive noise, vibrations, smoke, toxic matter or odor.
- 3. Soil and Ground Cover Requirement
 - a. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid nondecayable materials, or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
 - b. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

4. Park Areas for Non-Residential Uses
 - a. No part of any mobile home park shall be used for non-residential purposes, except for such uses that are necessary for direct servicing and well being of the residences, and for maintenance of the park, and for noncommercial recreation areas for the park residences.
 - b. Sale of a mobile home located within a mobile home park and connected to utilities and affixed to the required footing is permitted.
5. Construction of Mobile Home Lots
 - a. Mobile home lots within a mobile home park shall each have a minimum gross area of ten thousand (10,000) square feet where the park is serviced by a Department of Environmental Protection approved sewage disposal unit or in such case where the park is serviced by a Department of Environmental Protection community sewage disposal unit. Mobile home lots within a mobile home park having on-lot sewage disposal shall each have a minimum gross area of forty thousand (40,000) square feet. Where ten thousand (10,000) square feet area lots are permissible, the lot width at the setback line shall be no less than fifty (50) feet. Lots requiring forty thousand (40,000) square feet area shall be no less than one hundred fifty (150) feet in width at the setback line.
 - b. Each mobile home lot shall be improved to provide a foundation constructed in compliance with the specifications herein for the placement of the mobile home and in such a position as to allow for the minimum distance requirements set forth in this Ordinance.
 - c. Each mobile home shall be installed upon and securely fastened to a concrete pad supported over a frost-free masonry foundation. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the understructure and shall provide the necessary means to protect against the harboring of rodents.
 - d. The mobile home in no event shall be placed or erected on jacks, loose blocks, or temporary material.
6. Erection and Placement of Mobile Homes
 - a. All mobile homes shall be affixed to a foundation located at least twenty (20) feet from any park property boundary line.
 - b. Minimum setback distances for mobile homes shall be thirty-five (35) feet from the right-of-way on local lateral streets, forty (40) feet from the rights-of-way on secondary streets, and fifty (50) feet from the right-of-way in primary or arterial streets.

- c. Minimum side yard width between the mobile home and the mobile home lot line shall be ten (10) feet at the setback line and shall be thirty (30) feet where the mobile home lot width is one hundred fifty (150) feet at the setback line.
 - d. Minimum rear yard depth shall be twenty (20) feet.
 - e. Under no circumstances shall a mobile home within a mobile home park be separated from each other and from other buildings and structures by no less than twenty (20) feet on all sides.
 - f. Any garages, utility sheds, or other outbuildings shall conform with the standards applicable to such structures as specified in the Buffalo Township Zoning Ordinance for that district.
7. Registration of Mobile Homes: No mobile home shall be moved into any mobile home park within the limits of Buffalo Township without the mobile home park owner first obtaining a permit from the Buffalo Township tax collector. Such permit shall be issued upon payment of a fee as may be established by a resolution of the Township Supervisors and updated annually. The application of said permit is to be made by the mobile home park owner or his authorized representative. Failure to obtain such permit will constitute a violation of this Ordinance and the violator shall be subjected to a fine as provided herein.
8. Removal of Mobile Homes: No mobile home shall be removed from any mobile home park without the mobile home owner first obtaining a permit from the Buffalo Township tax collector. Such permit shall be issued upon payment of a fee of two dollars (\$2.00) and unpaid real estate taxes assessed against the mobile home.
9. Park Street System
- a. A safe and convenient vehicular access shall be provided from abutting public streets and roads to each mobile home lot.
 - b. The entrance road, or area connecting the park with a public street or road, shall have a minimum pavement width of thirty-two (32) feet.
 - c. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following requirements:
 - (1) Where parking is permitted on both sides of the street, a minimum width of thirty-two (32) feet will be required.
 - (2) Where parking is permitted on one side, a minimum road pavement width of twenty-four (24) feet will be required.
 - (3) Dead-end streets shall be limited in length to one thousand (1,000) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least seventy-five (75) feet.

- (4) All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such heights, as will provide illumination for safe pedestrian and vehicular movement at night, and in accordance with I.E.S. current standards.
- (5) Street Construction and Design Standards: All streets shall be constructed in accordance with all standards set forth in the Buffalo Township Subdivision and Land Development Ordinance.

F. Water Supply:

- 1. An adequate, safe and potable supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this Ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water system is not available, the development of the private water system shall be approved by the Pennsylvania Department of Environmental Protection.
- 2.
 - a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobile home.
 - b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
 - c. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
 - d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
- 3. All water storage reservoirs shall be covered, watertight, and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.
- 4.
 - a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
 - b. The water piping system shall not be connected with nonpotable water or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.

- c. The system shall be so designed and maintained so as to provide pressure of not less than twenty (20) pounds per square inch under normal operating conditions at each mobile home lot, at service buildings and other locations requiring potable water supply.
- 5.
 - a. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water riser pipe shall have a minimum inside diameter of one-half (½) inches and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipe to protect risers from heaving and thawing actions of ground during freezing weather. Surface drains shall be diverted from the location of the riser pipe.
 - d. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited.

G. Sewage Disposal:

- 1. An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Wherever feasible, connection shall be made in a public system. The system shall be designed, constructed and maintained in accordance with Pennsylvania Department of Environmental Protection regulations and the standards of the applicable public provider.

H. Electrical Distribution System:

- 1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company specifications, National Electrical Code, and local and state codes and ordinances. Inspection by a qualified electrical inspection agency shall be made of all private electrical systems. The Township may inspect the electrical distribution systems of mobile home parks.
- 2. Power lines shall be located underground in accordance with Pennsylvania PUC Order Docket #99. All direct burial conductors or cable shall be buried below the ground surface and shall be insulated and specifically designed for the purpose.
- 3. Each mobile home lot shall be provided with an approved disconnect device and over-current protective equipment. The minimum service per mobile home outlet shall be 120/240 volts AC, 150 amperes.

4. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

I. Service Buildings and Other Community Service Facilities:

1. No central toilet or washroom facilities may be constructed in any mobile home park, and each mobile home so parked therein shall be equipped with toilet and washroom facilities which shall be attached to central sewage and water facilities for each lot.
2. Central laundry facilities may be permitted and such facilities shall be maintained in clean condition free from accumulation of wastewater, trash, or any other noxious or offensive accumulation. Such facilities may be shielded from other buildings by fence or vegetation of sufficient height to bar view.

J. Solid Waste Disposal: The storage, collection and disposal of solid waste and refuse in the mobile home park shall be so conducted as to create no health hazards, no rodent harborage, insect breeding areas, accident or fire hazards, or air pollution and shall comply with the Pennsylvania Department of Environmental Protection regulations governing mobile home parks and the general community.

K. Insect and Rodent Control: Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects shall conform with the requirements of the Pennsylvania Department of Environmental Protection regulations governing mobile home parks and regulations applicable to the community in general.

L. Fuel Supply and Storage:

1. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices. All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches. Gas piping shall not be installed under any mobile home.
2. Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
3. Liquefied petroleum gas systems provided for mobile homes, service buildings and other structures when installed shall be maintained in conformity with the rules and regulations of the Commonwealth of Pennsylvania, Pennsylvania Department of Environmental Protection, or any other authority having jurisdiction, and shall include the following:
 - a. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

- b. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
 - c. All LPG piping outside of the mobile home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in homes.
 - d. Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be installed on a mobile home lot and shall be securely, but not permanently, fastened to prevent accidental overturning.
 - e. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure.
- 4. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction and the Commonwealth of Pennsylvania, Pennsylvania Department of Environmental Protection.
 - 5. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place, and shall have shut-off valves located within five (5) inches of storage tanks, and shall not be less than five (5) feet from any mobile home exit, and where located in areas adjacent to vehicle traffic shall be protected against collision or physical damage.

M. Fire Protection:

- 1. The mobile home park area shall be subject to the rules and regulations of the municipality pertaining to fire prevention and shall permit fire prevention personnel and vehicles to enter onto the mobile home premises in case of fire, and the residents of such mobile home parks shall obey lawful orders of any fireman or fire police or policeman in the performance of their duties.
- 2. Mobile home park areas shall be kept free of litter, rubbish and any accumulation of inflammable materials.
- 3. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service and maintenance buildings under park control.
- 4. Fire hydrants shall be installed in accordance with the following requirements where water service is available:
 - a. The water supply source shall permit the operation of a minimum of two (2) one-and-one-half (1½) inch hose streams.
 - b. Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons per minute of water at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.

- c. Fire hydrants shall be located within six hundred (600) feet of any mobile home, service building or other structure in the park.

N. Responsibilities of the Management: Responsibilities of the management of the mobile home park shall be as follows:

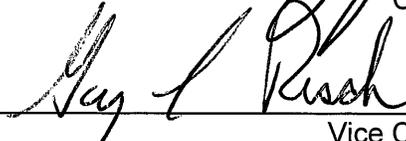
1. The person to whom a license for a mobile home park issued shall operate the park in compliance with this Ordinance and the regulations of the Pennsylvania Department of Environmental Protection, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park management shall supervise the placement of each mobile home on its mobile home lot which includes securing its stability and installing all utility connections.
3. The park management shall not permit the placement of a mobile home within the mobile home park unless said mobile home contains an electrical inspection sticker and certificate designating the "in plant inspection of electrical wiring by the Middle Department Association of Fire Underwriters." If no such sticker and certificate are present, the park management or owner of said mobile home shall obtain such sticker and certificate from a qualified electrical inspection agency prior to occupancy of said mobile home.
4. The park management shall give the health officer, fire inspector, building inspector, or any person designated by Buffalo Township, free access to all mobile home lots, service buildings, and other community service facilities for the purpose of inspection.
5. The management shall maintain an up-to-date register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park, and a copy of the register shall be submitted to the Governing Body and a copy to the Township tax collector every six (6) months.
6. The management shall notify the Pennsylvania Department of Environmental Protection Office immediately of any evidence of any communicable or contagious diseases within the park.

Ordained and enacted that 12th day of September, 2018.

Buffalo Township Board of Supervisors

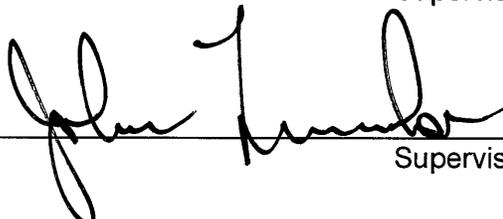


Chairman



Vice Chairman

Supervisor



Supervisor



Supervisor

Attest:



Secretary/Treasurer