

The following are a list of amendments to Chapter 22, Subdivision and Land Development, enacted August 1, 2012:

#1: Add Title for Figure in Section 609.5:

The existing Figure associated with Section 609.5 in regard to Sight Distance at Street Intersections, located on page 163 of the Township Subdivision and Land Development Ordinance, shall be hereafter referenced as Figure 6-1: Sight Distance at Street Intersections and a reference shall be placed in Section 609.5.

#2: The following shall be added as Section 609.6:

SECTION 609 STREET INTERSECTIONS

6. Intersection Separation. The required minimum separation distance (in feet) between street intersections, measured from center line to centerline, along the following types of streets identified on Map 15-1 of the West Nottingham Township Comprehensive Plan, shall be as follows:

Figure 6-2: Minimum Required Distance between Intersections on Streets

	Village	All other Zoning Districts
Local Road	150	450
Distributor	200	600
Collector	300	700
Arterial	As per PennDOT	As per PennDOT

#3: Sections 612 and 613 shall be deleted and replaced with the following:

Section 612. Off-Street Loading Regulations. Shall be in accordance with Part 12 of the Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances.

Section 613. Off-Street Parking Regulations. Shall be in accordance with Part 12 of the Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances.

#4: The following shall be added as Section 616.1.F:

- F. Storm Drainage. A plan shall be prepared to adequately provide for drainage of all buildings and paving including grades, inlets and piping. Drainage shall discharge into natural swales and streams. Provisions shall be made where necessary to retard or limit excessive flows onto adjoining properties. Drainage calculations shall be based upon a minimum of a one hundred (100) year storm as specified by the Pennsylvania Department of Transportation Highway Design Criteria. (Ord. 1-3-1983, 1/3/1983, Section 1507; as amended by Ord. 3-1991, 12/30/1991)

#5: The following shall be added as Section 616.8.D:

D. Stripping of Topsoil.

- 1) Topsoil or sod may be removed from a premises only under the following conditions:
- 2) In connection with the construction or alteration of a street, building, or parking lot or the grading incidental to such use.
- 3) In connection with agricultural operations, provided that a minimum of four (4) inches of topsoil is left in place, areas where topsoil is removed are reseeded with an appropriate ground cover

within one (1) year, and sound soil conservation practices are observed. (Ord. 1-3-1983, 1/3/1983, Section 1502)

(4) In connection with normal lawn preparation and maintenance.

#6: The following shall be added as Section 617.8:

8. Every principal building shall be built upon a lot with frontage upon a public street improved to meet Township standards or for which such improvements have been ensured by the posting of a performance guarantee pursuant to the Subdivision and Land Development Ordinance.

~~**#7#7: The following shall be added as Section 617.9:**~~

~~9. Basements/Foundations. All one (1) and two (2) family dwellings shall have a basement under eighty (80) percent of the first habitable floor and a perimeter foundation or slab under the remaining portion of the structure, designed in accordance with the appropriate section of Chapter 5 of the Township Code of Ordinances.~~ Deleted, change not made.

#8: Section 624 titled “Landscaping” shall be changed to “Woodlands, Tree Protection and Replacement, and Street Trees”.

#9: Section 624.1 titled “Existing Wooded Areas”, shall be deleted.

#10: A new Section 624.1 titled “Woodlands, Tree Protection and Replacement”, shall be added.

#11: The following shall be added as Section 624.1.A:

A. Woodlands Protection and Disturbance. Shall be in accordance with Section 609 of the Township Zoning Ordinance, Chapter 27 of the Township Code of Ordinances.

#12: The following shall be added as Section 624.1.B:

B. Woodlands Replacement Standards and Tree Protection Zone.

1) Applicability.

a. Where disturbance or removal of existing areas of woodlands occurs on any lot or tract in accordance with Section 906 of Chapter 27, the Township Zoning Ordinance, replacement of woodlands shall be required in accordance with following standards:

- (1) On lots or tracts smaller than one (1) acre, fifteen (15) percent of existing woodlands that are disturbed shall be replaced.
- (2) On lots or tracts greater than one (1) acre and smaller than five (5) acres, ten (10) percent of existing woodlands that are disturbed shall be replaced.
- (3) On lots or tracts greater than five (5) acres, five (5) percent of existing woodlands that are disturbed shall be replaced.

b. In determining the extent of the woodland disturbance, it shall include the entire area within the drip line of any tree comprising a wooded area, where any portion of the drip line of such tree is subject to disturbance.

2) Woodlands Replacement Standards.

- a. When required, the replacement of woodlands shall occur on the same lot or tract where disturbance occurs, except as may otherwise be permitted in subsection c) below, and shall occur as prescribed in the table Figure 6-3, Woodlands Replacement Schedule, below.
- b. Replacement trees shall be of nursery grade quality, balled and burlapped.
- c. Where replacement trees are required but not suitable for the particular site prescribed due to the size of the site or other limitations, the trees shall be used for planting on public lands as close to the tract as possible. Such alternative sites shall be as approved by the Township.
- d. The type of replacement trees shall be the same species as removed from the site unless the tree removed was an invasive or non-native plant species or another species acceptable to the Township. The choice of replacement trees shall be approved by the Township.
- e. Specimen trees retained shall be credited toward the tree replacement requirement at a ratio of three (3) trees credited for each one (1) specimen tree retained.

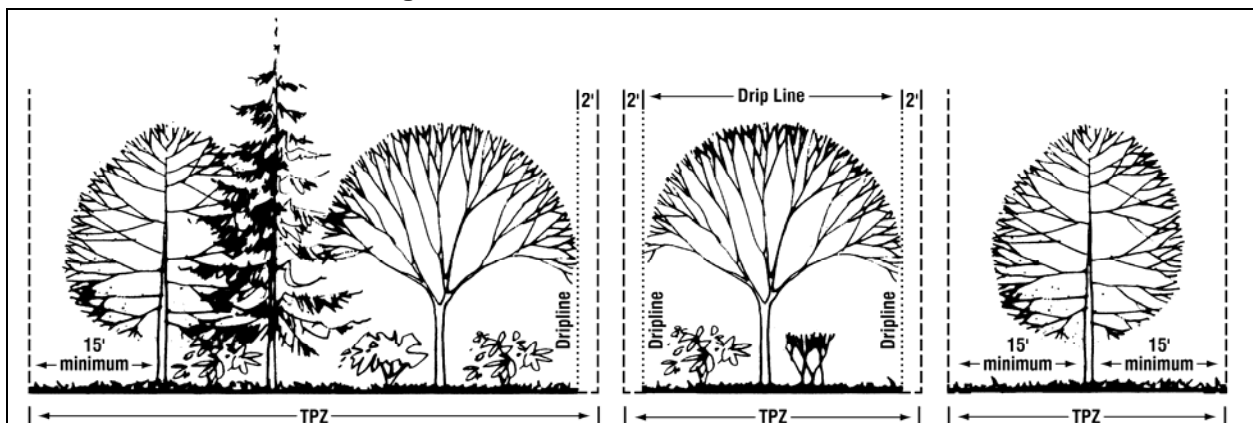
Figure 6-3: Woodlands Replacement Schedule

DBH of Tree Removed	Number of Replacement Trees (minimum 3 inch caliper)
Less than 6 inches	1
Between 6 and 12 inches	3
Between 12 and 18 inches	5
Between 18 and 24 inches	7
Between 24 and 30 inches	10
Between 30 and 36 inches	12
36 inches or greater	The equivalent number of 3" caliper trees or greater needed to equal the DBH of the removed tree.

- f. Replacement trees shall have been grown within the same USDA hardiness zone as the lot or tract and shall be nursery grown, except those deemed by the Township to be acceptable for transplanting from other disturbed portions of the lot or tract.
- g. Species of replacement plantings shall reflect careful site evaluation, including:
 - (1) Existing and proposed site conditions and their suitability for the tree species, based on geology, hydrology, soil, and microclimate.
 - (2) Specific functional and design objectives, including replacement of the woodlands being removed, enhancement of existing woodlands, reforestation of riparian buffers, landscape buffering, visual screening, noise abatement, energy conservation, wildlife habitats, and maximizing aesthetic values.
 - (3) Maintenance considerations such as hardiness, resistance to insects and disease, longevity, and availability.
 - (4) Because of the many benefits of native species (ease of maintenance, longevity, wildlife habitat, etc.), the use of nursery grown, free-fruiting native trees is strongly encouraged. Selection should reflect species diversity characteristic of the native deciduous landscape of Chester County.
- h. The planting of replacement trees shall be done by or supervised by a person with horticultural training in tree care and planting methods.

- i. Newly planted replacement trees shall be monitored for a period of one (1) year to ensure the health of the trees. If a replacement tree(s) dies or is dying within the one (1) year period, the applicant shall replace the dead tree(s) at no cost to the Township.
- 3) Tree Protection Zone.(Protection of Trees to Remain on Site) In order to prevent injury to those trees which have been designated for protection, a Tree Protection Zone shall be established, prior to any land disturbance, where trees or woodlands on the site are to be retained. (See Figure 6-4) In this Zone, the following standards shall apply:
- a. Grade changes and excavations shall not encroach upon the Tree Protection Zone.
 - b. Trees being removed shall not be felled, pushed, or pulled into a Tree Protection Zone or into trees to be retained.
 - c. No toxic materials, including petroleum based and derived products, shall be stored within one hundred (100) feet of a Tree Protection Zone.
 - d. The area within the Tree Protection Zone shall not be built upon, nor shall any materials be stored there either temporarily or permanently. Vehicles and equipment shall not be parked in the Tree Protection Zone to avoid soil compaction.
 - e. Sediment, retention and detention basins shall not be located within the Tree Protection Zone, nor shall they discharge into the Tree Protection Zone.
 - f. When tree stumps are located within ten (10) feet of the tree protection zone, the stumps shall only be removed by means of a stump grinder to minimize the effect on the surrounding root systems.
 - g. Tree roots which must be severed shall be cut by a backhoe or similar equipment aligned radially to the tree. (This method reduces the lateral movement of the roots during excavation, which if done by other methods, could damage the intertwined roots of adjacent trees.)
 - h. Within four (4) hours of any severance of roots, all tree roots that have been exposed and/or damaged shall be trimmed cleanly and covered temporarily with moist peat moss, moist burlap or other biodegradable material to keep them from drying out until permanent cover can be installed.
 - i. If there is no alternative but to locate a utility line through a Tree Protection Zone, tunneling shall be used instead of trenching, except where in the opinion of the Township, survival of the tree would not be affected by either method. The Township shall determine the most desirable location for the utility line. Trenches shall be filled as soon as possible, and tamped lightly to avoid air spaces.

Figure 6-4: Tree Protection Zone



Source: Chester County Planning Commission, 2005.

- j. Marking the Tree Protection Zone on the Site. Prior to construction, the Tree Protection Zone shall be delineated by the following methods:
- (1) The tree protection zone that is delineated on the site prior to construction shall conform to the approved development plans.
 - (2) All trees scheduled to remain shall be marked; where groups of trees exist, only the trees on the edge need to be marked.
 - (3) A suitable fence mounted on steel posts, located eight feet on center, shall be placed along the boundary of the Tree Protection Zone. The fencing along the zone shall be maintained until all construction and other work has been completed. Any damages to the protective fencing shall be replaced and repaired before further construction commences.
 - (4) In addition to the Tree Protection Zone, trees may be left standing as protection between the trunks of the trees to be retained and the limits of grading. When additional trees are used as protection, the tree protection zone on the approved plan shall be marked in the field so that the additional buffer area is delineated. When this method of protection is used, these additional trees shall be removed at the time of completion of the project.

#13: The following shall be added as Section 624.1.C:

C. Landscaping and Buffering from Historic Resources.

- 1) Landscaping. When a Class I or II historic resource is located within a tract proposed for subdivision or land development, a landscape plan for the grounds surrounding the Class I or II historic resource shall be required in accordance with Section 1004 of Chapter 27, the Township Zoning Ordinance.
 - a. The plan shall be prepared by a registered landscape architect, or by a nurseryman or other individual deemed qualified by the Historical Commission or Board of Supervisors.
 - b. The plan shall show all pertinent information, including the location, size and species of all individual trees and shrubs to be removed, relocated, planted or preserved.
 - c. Through screening, buffering and selection of plant material, the plan should strive to minimize the impact of the proposed development on the Class I or II historic resource and protect its integrity of setting and any significant vegetation.

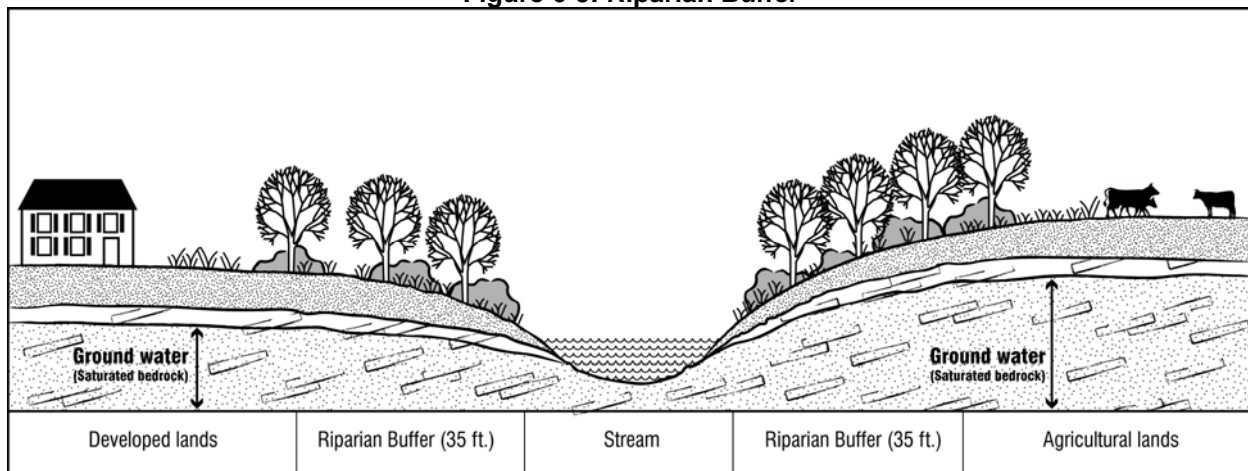
- d. The plan shall be reviewed by the Historical Commission and submitted by them with written recommendations to the Board of Supervisors prior to any decision by the Board of Supervisors on the subdivision or land development plan.
- 2) Buffering. When any major subdivision or land development, or any non-residential use is proposed on a property, any boundary of which is within one hundred (100) feet of an exterior wall of a Class I or II historic resource, the applicant shall be required to submit a buffering plan.
 - a. The plan must depict how the Class I or II historic resource will be buffered against the detrimental impacts of the proposed development. Buffering may include, but need not be limited to vegetative screening and fencing in accordance with Section 1004 of Chapter 27, the Township Zoning Ordinance.
 - b. The appropriateness and effectiveness of the proposed buffering shall be reviewed by the Historical Commission to the Board of Supervisors prior to any decision by the Board of Supervisors on the subdivision, land development or non-residential use proposal.

#14: The following shall be added as Section 625:

Section 625. Riparian Buffers.

1. Purpose. In addition to the purposes listed in Section 901 of Part 9 of Chapter 27 of the West Nottingham Code of Ordinances (Zoning Ordinance), it is the purpose of these riparian buffer standards to: reduce the amount of nutrients, sediment, organic matter, pesticides, and other harmful substances that reach watercourses and wetlands from adjacent land uses; reduce nitrogen and denitrification in surface and groundwater and trap phosphorus-laden and other pollutants from adjacent land use; provide stream bank stability which protects fish habitat and controls sediment and erosion.
2. Applicability. The protection of riparian buffers and associated buffer establishment standards apply to all watercourses, as specified herein, when an application for subdivision or land development is submitted in accordance with the West Nottingham Township Subdivision and Land Development Ordinance. However, the Township recommends that all land owners with watercourses on their property implement the protection standards specified in the zoning ordinance and herein.
3. Delineation of Riparian Buffer. For the purposes of this Chapter, the riparian buffer begins at the top of each stream bank of a watercourse and occupies a margin of land a minimum width of thirty-five (35) feet measured horizontally on a line perpendicular to the edge of the water at the top of the defined bank (at bankfull), as reviewed and approved by the Township Engineer and illustrated in Figure 6-5. A generalized map of riparian buffers is available at the Township building for viewing and initial identification of riparian buffers.
 - A. Where prohibitive slopes (twenty five (25) percent and greater) are located within thirty five (35) feet of a watercourse, the riparian buffer shall extend the entire distance of the sloped area. Where wetlands and watercourses overlap, the riparian buffer standards shall also apply to the outer perimeter of the identified wetlands.
 - B. Where the watercourse is part of a watershed that has been identified as High Quality (HQ) or Exceptional Value (EV) or where a stream has been identified as "impaired," the minimum width for the riparian buffer shall be increased to fifty (50) feet.
 - C. The riparian buffer shall not be designated along industrial ponds, sewerage treatment lagoons, man-made irrigation ditches, stormwater management basins and other artificial features with similar water quality or storage facility unless deemed necessary by the Township Engineer.

Figure 6-5: Riparian Buffer



Source: Chester County Planning Commission, 2007.

4. **Resource Protection Standards.** Riparian buffers shall be preserved in their natural state whenever possible. In no case shall the total riparian buffer width be reduced to less than thirty five (35) feet in width in accordance with 625.3, above.
 - A. **Permitted Uses within a Riparian Buffer.** With the exception of those uses or activities listed below, no woodland disturbance or other land disturbance shall be permitted within the Riparian Buffer:
 - 1) Regulated activities permitted by the Commonwealth, Army Corps of Engineers or other Federal Agency (i.e. permitted stream or wetland crossing.)
 - 2) Provision for unpaved trail and trail access.
 - 3) Selective removal of hazardous or invasive alien vegetative species.
 - 4) Vegetation management in accordance with an approved landscape plan or open space management plan.
 - 5) A soil conservation project approved by the Chester County Conservation District.
 - 6) Removal of hazardous material or septic system, junk material, overhanging tree or diseased tree.
 - B. **Buffer Composition.** A riparian buffer shall consist of a dense ground cover of grasses, shrubbery, and trees preserved with no buildings, structures, or impervious surface. This buffer shall not be cleared, regraded, filled, built upon, or otherwise altered; with the exception to restore such area to its natural state or for those uses or activities listed in Section 625.4.A, above.
 - C. **Buffer Establishment.** When a subdivision or land development is proposed where there is no established vegetated or wooded buffer (such as those areas previously cultivated for agriculture) a thirty five (35) foot buffer shall be established and maintained in accordance with Section 625.3, Figure 6-5, and the following guidelines:
 - 1) Vegetation may be established through natural succession. Selective planting may be incorporated on sites devoid of vegetation to stimulate native species and discourage invasive plant species.
 - 2) Planting Plans. Planting plans may be prepared jointly by a PA registered Landscape Architect in consultation with other professionals having a practical knowledge of riparian ecosystems (such as horticulturists, wetland specialists, wildlife biologists, ecologists) such

- as the Chester County Conservation District, PaDEP, or USDA-NRCS. All planting plans shall include a planting schedule that summarizes the quantity, size, type, and root condition of all plantings. All Riparian Buffer enhancements shall be installed using practices accepted by the American Association of Nurserymen. (The applicant is encouraged to involve local volunteer groups in the buffer planting.)
- 3) Preparation and Planting. The preparation and planting procedures may include, but shall not be limited to:
- a. Invasive plant removal and control.
 - b. Stream bank stabilization.
 - c. The provision of animal browse protection, such as plastic tubes for seedling trees.
 - d. Erosion control matting.
 - ~~a-e.~~ The provision of any markers or signs identifying the riparian buffer.
 - ~~b-f.~~ Mowing schedules for meadow grass establishment.
- D. Erosion and Sedimentation Control Plan. An erosion and sedimentation control plan, consistent with the requirements of Chapter 9, Grading and Excavating, of the West Nottingham Township Code of Ordinances, shall be required for any land disturbance proposed within five hundred (500) feet of any watercourse.

#15: The following shall be added as Section 626:

Section 626. Mobile Home Parks.

1. General Regulations.

A. Erection of Mobile Homes.

- 1) Mobile Home Pad. Every mobile home shall be erected upon a concrete pad, with proper sub-grade, shall be placed and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons, shall be used for all mobile homes, and shall be in compliance with applicable Building and construction codes.
- 2) Path and Patio. All mobile home sites shall include a mud-free patio and path, suitable for easy entrance and exit of the mobile home. The path and patio shall be stable and stationary. Paths shall be connected directly to the parking area and street.
- 3) Skirting. Skirting of a manufactured material shall be placed around the entire circumference of the mobile home. It shall be securely attached to the mobile home and extended to the ground where it also shall be attached. Skirting material shall be specifically designed for this purpose and adequately vented to allow for access to all utility connections. Acceptable skirting materials include fiberglass, wood, aluminum, metal, masonry materials, or similar materials as approved by the Zoning Officer. In no instance shall the area beneath the mobile homes be used for storage.
- 4) Anchoring. Every mobile home placed shall be anchored to the mobile home pad, in accordance with the Building Code, where it is located prior to the unit being occupied or used in any other way, or the expiration of seven (7) days, whichever occurs first. The anchoring system shall be designed to resist a minimum wind velocity of ninety (90) miles per hour.
- 5) Hitch or Tongue. If removable by manufacturer's design, the hitch or tow bar attached to a mobile home for transport purposes shall be removed and remain removed from the mobile home when it is placed on its mobile home pad.
- 6) Additions and Alterations. Permanent additions shall not be built onto or become part of any mobile home unless they are in accordance with Chapter 27, the West Nottingham Zoning Ordinance, and/or any other applicable state and local laws or regulations.

B. Mobile Home Park Streets.

- 1) All park streets shall have a paved cartway of at least twenty (20) feet in width.
- 2) No cul-de-sac street shall be longer than five hundred (500) feet.
- 3) Cul-de-sacs shall be paved to a diameter of sixty (60) feet.
- 4) All streets, access drives, and disposal areas shall be lighted to provide a minimum of one half (1/2) footcandle each of illumination at an elevation of three (3) feet above the ground.
- 5) All streets shall be constructed in accordance with the standards set forth in Section 611 herein.
- 6) All park streets shall have a posted speed of ten (10) miles per hour
- 7) A clear sight triangle, in accordance with Section 1011 of the Township Zoning Ordinance, shall be required at all intersections of park streets and public roads.
- 8) The name of the street shall be clearly posted on a sign located at the street entrance. All other regulations for the alignment, grading, intersection, and construction of streets shall be in accordance with the requirements of this Chapter.

2. Mobile Home Park Utilities.

A. Water Supply.

- 1) A continuous supply of potable water for drinking and domestic purposes shall be supplied by pipes under adequate pressure (see Section 626.2.A.3)) to all buildings and mobile home spaces, drinking fountains, hose connections, fire hydrants, and all other water taps within the park. The water supply system shall be an approved public water system on file with the Pennsylvania Department of Environmental Protection (DEP). If no public water system exists, one conforming to DEP specifications must be constructed by the applicant and properly reviewed and approved. The water delivery system shall also be subject to DEP review and approval.
- 2) Water mains and all connecting pipes to the mobile home site must be buried forty two (42) inches deep to prevent freezing or other damage.
- 3) The water system shall be designed so as to provide pressure not less than twenty (20) pounds per square inch to each mobile home site at all times and to all other improvements as noted in 626.2.A.1.
- 4) Riser Pipes.
 - a. All riser pipes shall be installed in a vertical position.
 - b. The inside diameter of the riser pipe shall be a minimum of one half (1/2) inch.
 - c. The riser pipe shall be at least four (4) inches above the ground.
 - d. Adequate provisions shall be made to insure against the freezing of risers, service lines, outdoor faucets, fire hydrants, and other exposed water delivery devices.
 - e. For each mobile home lot there shall be a water shut-off valve installed below the frost line to terminate water supply to the lot when the lot is vacant.

B. Sewage System.

- 1) Each mobile home lot shall be provided with a sewer pipe at least four (4) inches in diameter which shall be connected to receive the waste from the shower(s), bathtub(s), flush toilet(s), lavatory(ies), sink(s), and other such facilities in the mobile home. The sewer connection pipe shall be connected to discharge water, effluent, and other waste from the mobile home into a public sewage system which has been approved by the DEP. If no such public sewage

system exists, one shall be constructed by the applicant and properly reviewed and approved by the DEP.

2) The Sewer Riser Pipe.

- a. All sewer riser pipes shall be installed in a vertical position.
- b. All sewer riser pipes shall have a minimum inside diameter of four (4) inches.
- c. All sewer riser pipes shall be equipped with a plug for use when a mobile home is not on the lot.

3) Sewer mains shall be buried at least three (3) feet in the ground.

4) Sewer connection lines shall have a slope of not less than one quarter (1/4) inch per foot.

5) All sewer connection lines and mains shall be separated from all water lines and mains by no less than two (2) feet.

6) Septic tanks, tile fields, and all other sewage storage or processing areas shall be separated from water supply systems as follows:

- a. From wells and water storage facilities: One hundred (100) feet minimum.
- b. From water mains and other lines: Ten (10) feet minimum.

C. Electrical.

1) All wiring and electrical fixtures shall be installed in compliance with standards and regulations established by the National Electrical Code.

2) Each lot shall have an approved electrical shut-off.

3) Power mains shall be coated underground in a proper casing so as not to pose a public danger.

4) An electrical outlet supplying at least two hundred twenty (220) volts and one hundred (100) amperes service shall be provided for each mobile home space.

5) All non-current carrying metal parts of the mobile home shall be grounded.

D. Fuels.

1) Natural Gas. Any mobile home lot provided with piped gas shall have a shut-off valve located upstream from the connection to the mobile home. The connection shall be fitted with an approved cap for use when a mobile home is not located on the site.

2) Liquid Gas. All facilities for the provision of liquid gas to a lot shall be installed and maintained as per standards established by the National Liquid Petroleum Gas Association.

3) Fuel Oil. All pipes, tanks, and cylinders shall be securely placed. A shut-off valve shall be located no less than five (5) inches from the tank.

3. Maintenance of Street and Lot Designations.

A. The owner of the mobile home park shall make certain that each mobile home site is clearly numbered. The site number shall be placed in such a way as to be clearly visible from the street.

B. The manner of site marking shall be established by resolution passed by the Board of Supervisors.

- C. The owner of the mobile home park shall make certain that the name of each mobile home park street is clearly posted on a sign located at the street entrance.
- D. A schematic map of the mobile home park which shows all streets, lots, and lot numbers shall be maintained by the owner of the mobile home park and updated when necessary. Copies of this map shall be kept on file at the mobile home park office and with the Township Secretary.

#16: The following definitions shall be added to Part 2 of the Subdivision and Land Development Ordinance. Where an existing definition already exists, it shall be replaced with the following new definition:

BUILDING. Any combination of materials assembled to form a permanent structure having foundation, floor, walls and a roof that requires a building permit and shall include all structures, manufactured homes, or mobile homes to be used for human habitation.

BUILDING SETBACK LINE. An established line within a property defining the minimum required distance between any structure to be erected and an adjacent street right-of-way, to provide the minimum required front yard specified in the zoning districts of Chapter 27, Zoning, of the West Nottingham Code of Ordinances.

CARTWAY. That paved portion of a road or street used for vehicular travel excluding shoulders, berms, drainage swales and other portions of the right-of-way.

EXTENSION. The extension of a mobile home park shall mean the addition of mobile home sites to an existing mobile home park. (MHP)

LOT. A lot is a parcel of land separately described by metes and bounds, the description of which is recorded in the Office of the Recorder of Deeds of Chester County by deed description or is described by an approved subdivision plan recorded in the Office of the Recorder of Deeds of Chester County.

MOBILE HOME. A transportable single family dwelling intended for permanent occupancy, office, or place of assembly and contained in one (1) unit, or in two (2) or more sections designed to be joined into one integral unit, capable of 1) again being separated, and 2) being towed on its own axles. A mobile home is built on a permanent chassis, which arrives at a site completed and ready for occupancy except for minor and incidental unpacking and assemble operations, and constructed so that it may be used with or without a permanent foundation. A mobile home may be referred to as a manufactured home. Such designation shall in no way alter the intent of this Chapter.

MOBILE HOME (MANUFACTURED HOME) LOT. A parcel of land (site) in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured home. (Floodplain) (MPC)

MOBILE HOME PARK. Any lot, parcel, contiguous parcels, or tract of land designated, maintained, improved, or intended for the purpose of supplying a location or accommodation for two (2) or more mobile homes or upon which more than one (1) mobile home is provided or located, whether or not a charge is made for the use of the mobile home park and its facilities, and shall include all buildings and structures used or intended for use as part of the park. A mobile home park shall not include a mobile home sales lot upon which unoccupied mobile homes are parked for the purpose of inspection or sale.

OPEN SPACE. An area exclusive of mobile home sites and impervious surfaces (MHP).

PLAN, FINAL. A complete and exact land development or subdivision plan prepared by a land planner, registered engineer, surveyor, or landscape architect in conjunction with the requirements of the West Nottingham Township Subdivision and Land Development Chapter, and subject to official recording with the Chester County Recorder of Deeds.

PLAN, PRELIMINARY. A tentative land development or subdivision plan prepared by a land planner, registered engineer, surveyor, or landscape architect in conjunction with the requirements of the West Nottingham Township Subdivision and Land Development Chapter.

PUBLIC HEARING. A formal meeting held pursuant to public notice by the Board of Supervisors, Township Planning Commission, or Township Zoning Hearing Board, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

PUBLIC MEETING. A forum held pursuant to notice under 65 PA C.S. CH. 7 (relating to open meetings).

PUBLIC SEWAGE SYSTEM. A sanitary sewage collection, treatment, and disposal system in which sewage flows or is pumped from individual lots/units to a central facility where it is processed. All public sewage facilities must be properly approved and authorized by the Pennsylvania Department of Environmental Resources and other regulatory agencies.

PUBLIC WATER SYSTEM. A system for supplying safe, potable water in sufficient quantities and under adequate pressure to a group of houses or dwelling units. All public water systems must be properly approved and authorized by appropriate County and State agencies.

RIGHT-OF-WAY. The total land area reserved or dedicated for a street, alley, crosswalk or for other purposes.

RIPARIAN BUFFER. An area of land adjacent to a watercourse, that may contain trees and other vegetation, that forms a transition area between the aquatic and terrestrial environment. A riparian buffer provides the following benefits: reduces the amount of nutrients, sediments, pesticides, and other harmful substances that reach watercourses, wetlands, and other surface water bodies; provides for shading of the aquatic environment to moderate temperatures and protect fish habitat; provides organic matter which provides food and habitat for bottom dwelling organisms essential to the food chain; increases stream bank stability and reduces streambank erosion and sediment production; conserves natural features important to land and water features (e.g., headwater areas, groundwater recharge zones, streams, and prime wildlife habitat); and conserves natural, scenic, and recreation areas and promotes the functioning of greenways.

RISER PIPE. That pipe which is located on the mobile home base and which represents the first on-lot connection from the mobile home to the remainder of the sewage system or water system (MHP). Move to SLDO

SETBACK. The distance between a mobile home and a street right-of-way, other rights-of-way, property line, or the cartway of the mobile home park street (MHP).

SEWER CONNECTION PIPE. That pipe connecting the riser pipe to the sewer main (MHP).

SEWER MAIN. The principal pipe responsible for channeling sewage through the system (MHP). Move to SLDO

SKIRTING. The material designed to shield and obscure the underside of a mobile home (MHP). Move to SLDO

STABLE, STATIONARY AND DURABLE MATERIAL. Shall mean a long-lasting material incapable of being displaced by wind, erosion or heavy use. Securely constructed and anchored wooden planking, macadam, and well secured gravel framed by wooden strips are examples of material which are comprised by this definition (MHP).

STREET. Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private but not including pedestrian trails or paths.

STREET LINE (RIGHT-OF-WAY LINE). A street line is the legal right-of-way line of a street, as defined in property deeds, by ordinance, or mapped, described, or officially designated by the Township or higher governmental agency having jurisdiction.

STREET, MOBILE HOME PARK. Any street within a mobile home park owned and maintained by the owner or manager of the park (MHP).

STRUCTURE. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. (MPC)

TRACT (MOBILE HOME PARK). The entire parcel upon which a mobile home park is located (MHP).

TRANSFERABLE DEVELOPMENT RIGHTS (TDR). The attaching of development rights to specified lands which the Township desires to be kept undeveloped, but permitting those rights to be severed from those lands and held by the purchaser or transferred so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

- A. **Sending Area.** The zoning district or designated area in which development rights may be severed from a lot and subsequently reserved, donated, or sold for use in the TDR receiving area.
- B. **Receiving Area.** The zoning districts or area in which an interested party may apply development rights, upon approval under the provisions of Chapter 27, to a subdivision or land development proposal.

WATER MAIN. The principal pipe responsible for channeling water through the system (MHP). Move to SLDO

WALKWAY. A pathway designed for pedestrian use which interconnects various areas of the mobile home park (MHP).

WOODLANDS. Woodlands consist of a tree mass or plant community in which the tree species are dominant or co-dominant and the branches of the trees form a complete, or nearly complete, canopy. Specifically, woodlands consist of a contiguous area one quarter (1/4) acre or greater, having more than one (1) viable tree with a diameter at breast height (DBH) of ten (10) (Consistent with Comp. Plan) inches or greater per one thousand (1,000) square feet. The extent of the woodland plant community shall be measured from the outer-most dripline of all trees in the community. Woodlands do not include orchards and oldfields. Woodlands do not include orchards and oldfields or those trees that are diseased, poisonous to humans or animals, or considered invasive.

WOODLAND DISTURBANCE. (1) Any activity which alters the existing structure of a woodland or hedgerow where a woodland is regraded, cleared, built upon, or otherwise altered or disturbed. Alterations include the cutting or removal of canopy trees, subcanopy trees, understory shrubs and vines, and herbaceous woodland floor species; (2) Any activity which constitutes a land disturbance within a woodland or hedgerow; (3) Woodland disturbance does not include the selective cutting or removal of invasive plant species.