

LOWER ALLEN TOWNSHIP
 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE UPDATE - 2010

REVISIONS THROUGH THE REVIEW PROCESS – incorporated in the 6-15-10 Ordinance Draft.
 Revisions to the 2-22-10 Draft up to and including comments received at the 6-7-10 Public Hearing.

Original Page No.	Section	Revision	
14	192-22	Added “Annual” to “ <u>Average Daily Traffic Volume</u> ”, and added “(AADT)”.	
15	192-22	In “ <u>Development</u> ”, replaced “mobile” with “manufactured”.	
17	192-22	“ <u>One Hundred Year Floodplain</u> ”, definition revised to reflect FEMA definition of One Percent Annual Chance Flood.	
21/22	192-24.A	Added Note (5) requiring a Sketch Plan with the Conservation Subdivision option.	
23	192-27.B	Added “shall be clearly labeled as “Sketch Plan Only,”	
24	192-27.B(4)c.	Added “including any Overlay Districts” after “Zoning District”.	
25	192-27.D	Deleted second sentence, which required maps at the Preliminary Plan stage if not provided with the Sketch Plan. Sketch Plan now required.	
25	192-27.D(1)	Changed “Applicants are strongly encouraged” to “Applicants choosing the Conservation Subdivision option are required”.	
25	192-28	Added “E. If the Applicant chooses the Conservation Subdivision option, a field view at the project site to review the Sketch Plan with the Planning Commission is required, unless such requirement is waived by action of the Planning Commission.”	
27	192-29.D	Added “prepared in accordance with the requirements of Section 192-27” to the end of the first sentence.	
30	192-30.D	Revised from “Township Engineer” to “Township Staff”. Review procedure added for Zoning Officer.	
37	192-31.D(1)F.1	Added “including and overlay districts” after “zoning district”.	
39	192-31.D(1)J	Added “10. Fire Apparatus Access Roads.”	
47	192-35.E	Revised from “Township Engineer” to “Township Staff”. Review procedure added for Zoning Officer.	
53	192-36.C.F	Added “including and overlay districts” after “zoning district”.	
56	192-36.C.J	Added “10. Fire Apparatus Access Roads.”	
62	192-39.E	Revised from “Township Engineer” to “Township Staff”. Review procedure added for Zoning Officer.	
67	192-40.F	Added “including and overlay districts” after “zoning district”.	
68	192-41	Removed “annexations” from Section heading and from Checklist.	
68	192-41.D	Eliminated paragraph referencing annexations.	

Original Page No.	Section	Revision	
73	192-47.A(1)c.	Deleted “(which approval shall not be unreasonably withheld)”.	
74	192-47.B(4)	Revised “Section 108” to “Section 192-8”.	
75	192-48.F(1)	Revised “Section 805” to “Section 192-48”.	
78	192-50.G	Revised “After a maximum of 18 months from” to “18 months after”. Added paragraph (2): “If said improvements are not in satisfactory condition, the Maintenance Guarantee shall be extended until such time as improvements are in a satisfactory condition, as determined by the Township Engineer.”	
81	192-57.A(5)	Deleted “or Minor Street”.	
84	192-57.B(3)g	Added “single-family” after “2” and before “residential lots”.	
87	192-57.C(5)	Revised “shall” to “may”.	
88	192-57.C(5)c.ii	Added “This includes design as a rain garden, including well drained rain garden soils, and plantings that are tolerant of rain garden conditions and road salt.”	
91	192-57.C(13)f	Revised “may” to “shall”.	
94	192-57.D(1)c	Added “ PennDOT Publication 282, “Highway Occupancy Permit Handbook”, and PennDOT “Policies and Procedures for Transportation Impact Studies”, 1-28-09, as amended:	
97	192-58.C(2)	Added “ In areas with overhead utility lines, only trees that will not interfere with overhead lines shall be planted”. Deleted “This list shall not regulate types of trees that are not required to be planted by this Ordinance.”	
100	192-58.C(2) Condition C	Deleted : Red Maple, <i>Acer rubrum</i> : Armstrong, Franksred, October Glory and Red Sunset from the list of permitted trees.	
100	192-58.C(2) Condition C	Deleted: Dawn Redwood, <i>Metasequoia glyptostroboides</i> , from the list of permitted trees.	
100	192-58.C(4)	Added “c. Trees shall generally meet the quality standards of the American Nursery and Landscape Association's American Standard for Nursery Stock ANSI, Z60.1, as amended.	
102	192-58.D(3)a	Revised “6 inches” to “2 ½ inches”.	
102	192-58.D(4)a	Revised “8 inches” to “two inches”; and replaced “Temporary barricades should be placed around the root systems of trees. “ with “Protective fence must be placed around the outside of the drip line of protected trees during construction.”	
109	192-60.F(4)	Replaced “possible” with “feasible”; and deleted “to reach those lands”.	
137	Appendix C	Revised text to be more compatible with language style of Ordinance.	