

**HAMILTONBAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA**  
**Ordinance No. 2008-02**

An ordinance amending the Hamiltonban Township Subdivision and Land Development Ordinance relating to definitions, plan submission and review requirements, flag lots, street construction criteria, dead-end streets, private roads, dedication of park and recreation land or payment of fees in lieu of, curb and sidewalk, bridges and stream encroachments, and mobile home parks.

Whereas the Board of Supervisors of Hamiltonban Township finds it to be necessary and desirable to revise provisions of the above referenced ordinance to provide additional criteria for the aforementioned items, and

Whereas after public hearings held, the Hamiltonban Township Board of Supervisors finds the following ordinance necessary,

Now, therefore, be it enacted and ordained by the Board of Supervisors of Hamiltonban Township, Adams County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

**Add or amend the following definitions to Section 200** (Reorder the definitions accordingly in alphabetical order)

**FLAG LOT** – A lot that is connected to a street by a strip of land less than the required minimum lot width as specified in the Township Zoning Ordinance. Also known as a panhandle lot. Said lot shall be designed and approved in accordance with the requirements of Section 803.5 of This Ordinance

**LOT** – Add the following sentence: “Every newly subdivided lot within the Township shall have frontage on an adjoining street right-of-way.”

**ROAD** – See “Street.”

**STEEP SLOPES** – Slope shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent. The steep slope regulation set forth in this Ordinance shall apply where any applicable steep slope area, as set forth below, extends over three (3) or more contiguous two (2) foot contour intervals and where said area of steep slope exceeds one thousand (1,000) square feet in any single contiguous area. All slope measurements shall be determined by a topographic survey signed and sealed by a Pennsylvania registered surveyor or engineer. For the purposes of this Ordinance, steep slopes are defined as either of the following categories: Moderate Slopes are those areas of land where the grade is 20% to 35%. Steep Slopes are those areas where the grade exceeds 35%.

**SECTION 600.1 shall be amended to change the words “Four (4)” to “Eight (8).”**

**SECTION 600.1.P shall be amended to read as follows and the current language shall be reordered as SECTION 600.1.Q:**

P. The location of all parcels of land to be dedicated to the Township to achieve the requirements of this Ordinance with regard to parks and recreation land dedication. If the

- P. The location of all parcels of land to be dedicated to the Township to achieve the requirements of this Ordinance with regard to parks and recreation land dedication. If the applicant chooses to pay a recreation fee in lieu of dedicating parks and recreation land, or proposes a combination of parks and recreation land dedication and payment of recreation fees, the total amount of the recreation fee to be paid shall be calculated in accordance with the provisions of this Ordinance and listed on the Plan.

**SECTION 600.10 shall be added as follows:**

10. Subdivision and land development plans that propose any earthmoving activity shall be subject to the Planning and Design Standards of Section 908 of this Ordinance. Documentation shall be provided as part of any Preliminary application to demonstrate how these standards are achieved as part of the development's design and to identify specific conservation practices that will be employed during construction.

**SECTION 600.11 shall be added as follows:**

Section 600.11 – Whenever a subdivision or land development involves non-residential development, the plans shall be submitted by the applicant to the Fire Chief for review and comment in accordance with the Fire Department's Fire Protection Development Standards. Similarly, residential projects consisting of multiple structures on a single property, any residential project involving new street construction (whether public or private), or a residential subdivision of greater than five (5) new dwelling units shall also be submitted for review and comment by the Fire Chief. The Fire Chief shall have forty-five (45) days following receipt of the plan, to provide comments to the Township for consideration.

**SECTION 700.1 shall be amended to change the words "Four (4)" to "Eight (8)."**

**SECTION 903.5 shall be amended as follows:**

5. **Flag Lots.** Flag lots, otherwise known as panhandle lots, as defined in Article II of This Ordinance shall be permitted subject to the following requirements.
- A. Said lots shall include a minimum 50-foot wide flag staff or panhandle. The area of the staff or handle shall not be included in any minimum lot area calculations with the exception of properties that are enrolled within the County's Clean and Green Program. In those instances, the area of the staff or handle may be included as part of the minimum lot area requirement so long as the total area of the staff or handle does not exceed 15% of the entire lot.

- B. No more than two flag lots may be located adjacent to one another. A minimum separation distance of 400 feet shall otherwise be employed for flag lots located along the same side of the street. Said separation shall be measured at the street frontage between the centerlines of the respective staves or handles. No more than two tiers of flag lots shall be permitted. The maximum flag staff or panhandle length shall be 500 feet. Flag lots shall not be permitted on the turnarounds of cul-de-sacs.
- C. Building setbacks shall begin beyond the terminus of the staff or handle. A driveway setback of six feet shall be required within the staff or handle. Driveways shall also be set back a minimum of 20 feet from any adjacent existing structure.
- D. Shared access shall be required for any two flag lots placed side by side. The driveway shall be subject to a common access easement between the two users and an agreement to this effect shall be reviewed and approved by the Township Solicitor prior to Final Plan approval. All shared access requirements as listed in Section 904.7.B. of this Ordinance shall also apply.
- E. Flag lots shall be permitted for single-family detached dwellings only. Only one such dwelling shall be permitted for a single flag lot. Flag lots shall be permitted in any Residential District as defined in the Township Zoning Ordinance.
- F. The flag staff or panhandle shall be used exclusively for access and shall not be used for other purposes including, but not limited to, buildings, wells or septic systems.

**Section 904.3 shall be amended as follows:**

	<u>Right-of-Way Width</u>	<u>Minimum Cartway Width</u>	<u>Shoulders</u>
Turnaround of cul-de-sacs (diameter)	130'	110'	-----

\* Private road construction shall refer to Section 904.20 for construction and design standards

**Section 904.4 shall be amended to read as follows:**

4. Street Improvement

General All street construction shall be subject to supervision by the Township Supervisors, or their representatives, and shall be consistent with the grades and

dimensions drawn on the plans, profiles, and cross-sections submitted by the applicant and approved by the Township Supervisors. Private road construction shall refer to Section 904.20 for construction and design standards. Figure 2 that follows illustrates an acceptable typical cross-section for residential streets and roads within the Township. Collector roads and commercial and industrial streets are subject to alternate standards for base course as detailed in subsection D.2 herein. The applicant shall reimburse the Township for the actual cost of the required final inspection of construction (including subgrade, subbase and pavement) by the Township Supervisors, or their representatives. The subdivider or developer shall not begin work on structures in any part of the subdivision or land development until the streets in that part have been graded to within four (4) inches of the base course. At such time as ten (10%) of the structures within the subject phase of a subdivision or land development have been completed or are under construction, the subdivider or developer shall be required to install finished grade prior to beginning work on any other structure within the subdivision or land development. The wearing course shall not be applied to any proposed Township street in a subdivision or land development until a minimum of 90% of the structures have been completed within that phase of the subdivision or land development.

A. Subgrade Prior to laying the subbase, the applicant shall (1) remove all top soil from the designated cartway, (2) remove all pockets of soft yielding, or otherwise unsatisfactory material prior to laying subbase, (3) properly compact the subgrade using a vibratory roller and bring the cartway to subbase grade level. Based on the findings of the subgrade inspection, the Township may require unsuitable areas to be over-excavated and backfilled with suitable structural fill material. Said backfill material shall consist of AASHTO #1 or #3 coarse aggregate and/or 2A or 2RC stone rolled and compacted. (4) Make provisions for adequate surface and subsurface drainage (including all pipes, culverts, inlets, manholes, junction boxes, bridges,...etc.) and (5) install required utilities.

B. Subbase The applicant shall notify the Township Supervisors in writing of impending construction of the subbase, and thereby, request final inspection of the subgrade. The subbase shall consist of eight (8) inches of 2A or 2RC stone rolled and compacted.

C. Pavement The applicant shall notify the Township Supervisors in writing of the impending construction of the pavement, and thereby, request final inspection of the subbase. At the discretion of the Supervisors, core sampling may be required to verify depths of materials at various locations. The pavement, including shoulders, shall be:

1. Base course consisting of three and one-half (3-1/2) inches of rolled and compacted 19 mm superpave (BCBC equivalent) with a wearing coat of two and one half (2-1/2) inches of rolled and compacted 9.5 mm superpave (ID-2 equivalent), sealed at curbs if applicable.
2. For collector roads and for commercial and industrial streets, the base course shall consist of three and one half (3-1/2) inches of 25 mm superpave (BCBC equivalent), rolled and compacted in lifts with a maximum depth of three (3")

inches. The wearing course shall remain at two and one half (2-1/2") inches of 9.5 mm superpave (ID-2 equivalent).

3. The applicant shall permanently mark the centerline of all proposed collector roads with a four (4) inch wide yellow line. The edges of the cartway shall be marked with a four (4) inch wide white line.

E. Arterial Streets For the construction of arterial roads or highways, the Developer shall consult the Township Supervisors and be governed by the Pennsylvania Department of Transportation for the method of construction to be used. The Township Supervisors shall decide if a collector or arterial street is required as a direct result of the construction of the development.

**Section 904.9 shall be amended to read as follows:**

9. Dead-End Streets. Dead end streets are prohibited unless constructed as a cul-de-sac not exceeding two thousand (2,000) feet in length, with a circular turnaround having a minimum 130-foot diameter right-of-way and a minimum 110-foot paving diameter. The length of a cul-de-sac shall be measured from its street centerline intersection point to the centerpoint of the turnaround. Dead-end private roads shall be subject to the requirements of Section 904.20.

**Section 904.20 shall be added as follows:**

**SECTION 904.20**                      **PRIVATE ROADS**

Hamiltonban Township recognizes the existence of private roads providing access for existing lots or dwellings. All such roads that service two or more dwelling units are called "lanes" and are individually named with signage. None of the existing private "lanes" are maintained by the Township, which has no interest, desire, responsibility or intent for any future maintenance of said lanes as they currently exist. The Township recognizes health, safety and general welfare concerns that are unique to private roads related to emergency management services, utilities, delivery services, and private landowner and maintenance issues. All of these concerns shall be considered in any decisions related to private roads rendered by the Township.

1. The Township recognizes two major categories of private roads: existing private roads, or "Type A," and new or proposed private roads, or "Type B." Each of these private roads contains various subclasses described and regulated as follows. All subdivision and land development plans shall identify any private roads, existing or proposed, by the appropriate Type and Class described below. Private road development shall be prohibited in any instance that involves a bridge or other structure deemed to be unsafe or inhibitive to emergency vehicle access according to standards determined by the Township Engineer. All private roads shall include a central mailbox pedestal for all residents at the entrance to

said road. All properties accessing a private road shall include proper premises identification in accordance with Township standards placed in a location that is plainly visible from the road.

A. Type A – Existing private roads, usually unimproved, constructed of dirt and/or stone. An officially recognized list of Type A roads has been adopted by resolution of the Board of Supervisors. Three subclasses are identified below. Prior to Township review of any plan for subdivision or land development that creates a new Type A Class 1 or Type A Class 2 private road access, a road maintenance agreement shall also be provided. The document shall be signed by all individual lot owners with the existing right of access to said private road. Included as part of this agreement shall be a statement indicating that the Township has no interest, obligation, responsibility or intent of maintaining or taking over said road until such time as it is reconstructed to meet all prevailing Township street design and construction specifications. The maintenance agreement shall extend maintenance responsibilities to include the newly proposed users. The agreement shall be reviewed and approved by the Township Solicitor and shall be referenced on the subdivision/land development plan. The maintenance agreement shall be filed with the Township as part of the Preliminary Plan application. A reference to the private road maintenance agreement shall appear on any and all newly created deeds for the subject properties. No additional private road offshoots from the main private road shall be permitted until the main private road is upgraded to meet all Township specifications for street construction, except for paving.

1. Class 1 – Such private roads are constructed with a cartway width adequate for normal two-way vehicle traffic and are accessible throughout for use by normal emergency management, utility and delivery vehicles. This class presents few, if any, health, safety or delivery service problems. The issue of maintenance by private individuals is a concern to the Township.
2. Class 2 – The vehicular cartway width of such private roads is less than 18 feet which does not provide for two-way traffic or passage of two normal vehicles, but is so constructed that it provides adequate cartway for normal emergency management, utility and delivery services. This class presents a safety issue relative to one-way traffic that must be addressed before access by additional users are permitted. Though subdivision or land development may be possible, it is discouraged. To allow for some two-way traffic flow, a pull-off space, with a minimum width of ten feet and a minimum length of 30 feet, shall be provided at the Board's discretion on average every 300 feet, and no more than 500 feet, from the intersection with a public road. Said pull-off spaces may be constructed on either side of the cartway and shall be maintained to the same extent as the main

cartway. Individual private driveways and their approaches shall not qualify as a required pull-off space.

3. Class 3 – The vehicular cartway of such private roads is constructed so that transit by normal cars and trucks is limited and normal emergency management, utility and delivery vehicle access is impossible for the majority of the roadway. As a result, private roads of this class are a major health and safety concern. Any subdivision or land development along this class of private road is discouraged. No subdivision or land development creating new access along this class of private road and no off-shoot roads shall be permitted under existing road configuration and construction.

B. Type B – New, proposed private roads with two subclasses identified as follows. A road maintenance agreement shall be required. Included as part of this agreement shall be a statement indicating that the Township has no interest, obligation, responsibility or intent of maintaining or taking over said road until such time as it is reconstructed to meet all prevailing Township street design and construction specifications. Said agreement shall be provided to the Township as part of the Preliminary Plan application and shall be reviewed and approved by the Township Solicitor. A reference to the private road maintenance agreement shall appear on any and all newly created deeds for the subject properties. It shall be the responsibility of the Developer to provide street name signs and stop signs at all private road intersections in accordance with Township specifications.

1. Class 1 – Private roads of this class have an improved cartway constructed in accordance with Township street design and construction standards of Sections 904.1 to 904.19 and are the result of a Township-approved subdivision or land development plan. The Developer has chosen to maintain the road privately. Lot development along this class of private road is predetermined by the Township's approval of a subdivision or land development plan or by a newly proposed plan that will be reviewed and approved under the guidelines of the Township Ordinances. Off-shoot roads shall only be considered for approval when incorporated within a new subdivision or land development plan for review and approval by the Township.
2. Class 2 – This class of unimproved, private road results from a newly proposed subdivision or land development plan being reviewed and approved by the Township in accordance with Township Ordinances. All other requirements of the Township Ordinances shall apply to said plans. The unimproved private road shall serve as an access for the development only and shall not be intended for general public use or thoroughfare. The Developer shall provide for the total construction and maintenance of the

road. Only one such private road shall be permitted for any property as it existed on the date of adoption of this Ordinance.

- a. The total number of users of the road, existing and proposed, shall not exceed ten (10). Said roads shall have a right-of-way width of fifty (50) feet and a minimum cartway width of twenty (20) feet. The cartway shall be centered within the right-of-way. Unobstructed horizontal clearance for the entire width of the cartway and unobstructed vertical clearance of thirteen feet, six inches (13'-6") shall also be maintained throughout. Road construction shall be such to allow two-way vehicular traffic and transit by normal emergency management, utility and delivery vehicles throughout its length. Said roads shall be limited to a length of one-half mile (2,640 feet). Minimum turning radii shall be 36 feet inside and 52 feet outside. The minimum grade of the road shall be three-quarters of one percent (0.75%). The maximum grade of the road shall be ten percent (10%). Grades up to fourteen percent (14%) may be permitted for distances of not more than 150 feet where mitigation measures are approved by the Township upon consultation with emergency management personnel. Grades within the turnaround shall not exceed four percent (4%). The road shall be crowned in accordance with Township street specifications. Trees, landscaping, lamp posts, signs, and other vertical obstructions more than seven (7) feet tall shall not be placed within ten (10) feet of the outside turning radius
- b. Roads shall be constructed of a base course consisting of a bottom layer of four (4) inches of AASHTO #1 stone and a top layer of seven (7) inches of either 2A or 2RC stone, measured after it has been compacted with a vibratory roller of not less than ten (10) tons in weight. When constructed with a downward slope toward the intersecting public road, the entrance to the private road shall be improved as per Township street specifications for a minimum distance of 50 feet from the edge of the existing cartway. Private road construction and inspection shall be included with any public improvements for guarantee purposes prior to the release of any approved Final Plan. Dead-end roads shall be constructed as cul-de-sacs including a turnaround built to Township specifications. Acceptable alternatives for private road turnarounds include a one-hundred twenty (120) foot hammerhead or an oblique ("Y") hammerhead with leg lengths of sixty (60) feet each. Minimum curve radii of 28 feet are required for each of these alternatives.
- c. No off-shoot roads shall be constructed off this class of private road unless such road has been reconstructed to meet all prevailing Township street design and construction specifications. The Developer shall be responsible for naming the road with approval from Adams

County. Private roads will be "lanes" and the Developer shall be responsible for providing a street sign to Township specifications at the road's entrance. The plan creating this class of private road shall include a note stating that the Township has no interest, obligation, responsibility or intent of maintaining or taking over said road until such time as it is reconstructed to meet all prevailing Township street design and construction specifications.

**SECTION 909 shall be added as follows:**

**SECTION 909           Dedication of Land, or Payment of Fees in Lieu Thereof, for Park, Recreation, and Open Space Use.**

- A. Purpose: The purpose of this section is to implement the Hamiltonban Township / Fairfield Borough Joint Recreation Plan of 2007, as specifically authorized by Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.
- B. General Requirement: This section applies to residential subdivision and / or land development proposals that would result, either initially or cumulatively on a parent tract existing at the time of adoption of this section, in the development of five (5) or more dwelling units.
- C. Land Dedication: Applicants subject to the requirements of this section shall dedicate to the Township land suitable for park and recreation use. The amount of land to be dedicated shall be 0.024 acres for every proposed dwelling unit. Land to be dedicated shall be identified on the Preliminary Plan and Final Plan submission where both Preliminary Plan and Final Plan submission is required. Where only Preliminary/Final Plan submission is required, the land to be dedicated shall be depicted on the Preliminary/Final Plan submission.
- D. Quality of Land to Be Dedicated: The land to be dedicated to the Township for parks and recreation purposes shall be suitable for the provision of parks and recreation facilities. The dedicated land shall comply with the following requirements.
  - 1. The dedicated land shall not be located within any floodway.
  - 2. No more than ten percent (10%) of the dedicated land may include designated wetlands or hydric soils.
  - 3. No more than twenty percent (20%) of the dedicated land may include slopes exceeding eight percent (8%).

4. The dedicated land shall not include any existing or proposed infrastructure facilities including, but not limited to, stormwater management facilities, pump stations, utility or transmission line rights-of-way, or roads.
5. The dedicated land shall not include any area with confirmed or suspected environmental hazards, or other areas that may pose a health or safety concern.
6. The dedicated land shall not include land that contributes to any required setback, buffer, or other protection area that may be required by this Ordinance or any other Township ordinance.
7. The dedicated land shall meet the lot requirements of Section 903 of this Ordinance. However, the dedication of land oriented in a flag or panhandle lot configuration shall not be authorized.
8. The dedicated land shall be located in a manner that furthers goals and objectives found in applicable state, county, regional, and adjoining municipal parks and open space planning, specifically to encourage the development of a regional parks, recreation, and open space network.

E. Improvement of Land to Be Dedicated: Where parks and recreation land dedication is proposed, the land to be dedicated shall be improved in accordance with the following.

1. Recreation facilities shall address recreation facility deficits as identified in the Hamiltonban Township / Fairfield Borough Joint Recreation Plan. The applicant shall provide recreation facilities in accordance with the following table

<u>Dwelling Units</u>	<u>Total Number of Recreation Facilities</u>
24 or fewer	0
25 to 49	1
50 to 75	2
76 to 99	3
100 to 199	4
200 to 299	5
300 to 399	6
400 or more	7, plus 1 additional facility for every 150 additional dwelling units beyond 400.

Recreation facilities shall include, but are not limited to, playground areas, basketball courts, volleyball courts, tennis courts, softball and / or baseball

fields, soccer and / or football fields, and pavilions. The mix of recreation facilities shall be determined and approved by the Township Supervisors.

2. Recreation facilities shall be provided with safe and convenient access by pedestrian, bicycle, and automobile modes of transportation. The site shall be provided with appropriate means to allow for maintenance and / or emergency vehicle access. Where new recreation facilities are located adjacent to existing recreation facilities or other sites where the provision of recreation or open space facilities is likely in the future, a system of pedestrian / bicycle trails shall be provided to allow safe and convenient movement from one site to another.
3. Recreation facilities shall not be divided by either public or private streets.
4. Recreation facilities shall be suitably landscaped either by retaining existing vegetation and wooded areas and / or by a landscaping plan designed to enhance the facilities through the installation of plantings which are consistent with the purposes of this section.
5. Recreation facilities shall be conveniently accessible to the general public to improve the utility of the facilities and to promote use of the facilities by the residents. The recreation facilities shall also be located in a manner that respects the privacy needs of those existing or future residents who adjoin the site.
6. The construction of required recreation facilities shall be bonded in accordance with applicable posting of financial security requirements of this Ordinance.

F. Payment of Recreation Fee in Lieu of Land Dedication: In lieu of dedicating park and recreation land to the Township, an applicant may choose to pay a recreation fee to the Township. The amount of the recreation fee shall be established on a per dwelling unit basis. The fee shall be established by resolution of the Township Supervisors as may be amended from time to time. The payment of recreation fees in lieu of land dedication shall meet the following requirements.

1. The Township shall administer the collected fees in accordance with the requirements set forth in Section 503(11) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.
2. The applicant shall pay the required recreation fees prior to the approval and signature by the Township Supervisors of the Final Plan. Where a residential subdivision or land development plan is approved in phases, the applicant shall pay the required recreation fees prior to the approval and signature of each phase. The three-year period for the expenditure of recreation fees established in Section of 503(11)(vii) of the Pennsylvania

Municipalities Planning Code shall not begin until the required recreation fees have been paid in full by the applicant.

G. Combination of Land Dedication and Payment of Recreation Fees: Nothing herein shall prevent an applicant from proposing a combination of park and recreation land dedication and payment of recreation fees to satisfy the requirements of this Section. Where proposed, the combination of land dedication and payment of recreation fees shall meet the following requirements.

1. The combination of land dedication and payment of recreation fees shall result in an equivalent amount of park and recreation land provided for Township residents when compared to the amount of park and recreation land provided by the utilization of either the land dedication or the payment of recreation fees provision.
2. The amount of land to be dedicated shall continue to be of sufficient size to provide for necessary parks and recreation facilities or shall be combined with land already dedicated to the Township for parks and recreation use on an adjoining parcel.
3. The Township Supervisors shall determine, at their discretion, whether a proposed combination of land dedication and payment of recreation fees shall be approved.

**SECTION 1001 shall be amended as follows:**

**SECTION 1001      STANDARDS FOR CURB AND SIDEWALK**

The construction and installation of curb and sidewalk within the Township shall conform to the following requirements:

1. Curb and sidewalk shall be required along both sides of proposed streets within any proposed subdivision or land development whenever the density of the overall development is three lots per acre or greater. Said density shall be calculated utilizing the property's net developable area, which is exclusive of any designated areas for open space, conservation, recreation, floodplain, wetland, stormwater management, and public rights-of-way. Sidewalks may be limited to one side of the proposed street in instances of conservation by design developments where lots front only one side of the street.
2. Curbing may be either vertical or mountable and shall be constructed in accordance with the standards set forth in the most recent edition of PennDOT Publication 72M – Standards for Roadway Construction. Curb and sidewalk design shall also include depressed areas at street intersections constructed per the aforementioned publication and to all prevailing ADA standards. Sidewalks shall be four-feet wide, four-inch

thick, 4000 PSI Class A concrete with six-inch by six-inch by fourteen gauge welded wire fabric and light broom finish underlain by a four-inch AASHTO #57 compacted crushed stone base. Sidewalk shall be pitched at 1/4 inch per foot for drainage purposes. Slabs shall be completely separated by a 1/4 inch expansion joint and scored every five feet.

3. Sidewalk shall be separated by a minimum five-foot grass strip from the edge of curb and shall be located no closer than one foot to the right-of-way.
4. Crosswalks, a minimum of five feet in width, shall be provided where deemed necessary by the Township Board of Supervisors.

**SECTION 1002 shall be amended as follows:**

**SECTION 1002      BRIDGES AND STREAM ENCROACHMENTS**

All bridges and other forms of stream encroachments shall be permitted by the Township only in accordance with all applicable Federal, State and local agency rules and regulations. Final subdivision and/or land development plan approval shall be subject to the provision of permits and approvals from all applicable regulatory agencies including, but not limited to, the United States Army Corps of Engineers (USACE), the Pennsylvania Department of Environmental Protection (PADEP), the County Conservation District, the Federal Emergency Management Agency (FEMA), and the United States Fish and Wildlife Service.

Bridges, whether existing or proposed, shall be designed in accordance with AASHTO *Standard Specifications for Highway Bridges* as part of any subdivision and/or land development plan approval. All bridges shall be designed using a design vehicle of AASHTO HS20 or HS25 live load rating, whichever shall govern. Vehicle load limits shall be posted at both ends of each bridge with signs having reflective letters not less than four (4) inches in height on a contrasting background.

**Section 1103 shall be amended to add the following sentence:**

Mobile home parks shall not be located within the 100 year floodplain.

**Section 1106.3 shall be amended to add the following sentence:**

It shall be unlawful to permanently or temporarily locate or park a mobile home so that any part of such home will obstruct any roadway or walkway.

**Section 1113 shall be amended to include the following subsections:**

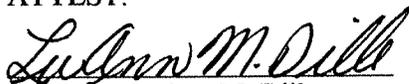
8. Waste receptacles shall be provided within 150 feet of each unit unless curbside collection is provided. Dumpsters shall be located no closer than 50 feet to any boundary of the park and no closer than 20 feet to any building within the park. Dumpsters shall be located so as to be clearly accessible to the servicing refuse collection vehicle.
9. Mail box clusters shall be provided. They shall be located and designed to minimize interference with normal traffic operations at the park entrance.
10. Storage sheds with a maximum area of 400 square feet may be placed on any individual mobile home lot.
11. Minimum living area: No mobile home in any mobile home park shall contain less than 900 square feet of living area, excluding hitch and eaves.
12. Canopies and awnings may be attached to any mobile home provided they meet current building code standards and comply with all applicable Zoning Ordinance criteria.
13. School bus stops shall be located in an area acceptable to the School District and the Township.

In all other respects, the Hamiltonban Township Subdivision and Land Development Ordinance shall remain in full force and effect.

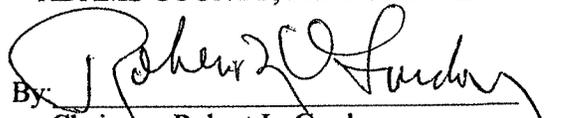
This Ordinance shall take effect immediately following enactment as provided by law.

Enacted and ordained into an ordinance this 6<sup>th</sup> day of May, 2008.

ATTEST:

  
Secretary LuAnn M. Dille

BOARD OF SUPERVISORS  
HAMILTONBAN TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA

By:   
Chairman Robert L. Gordon