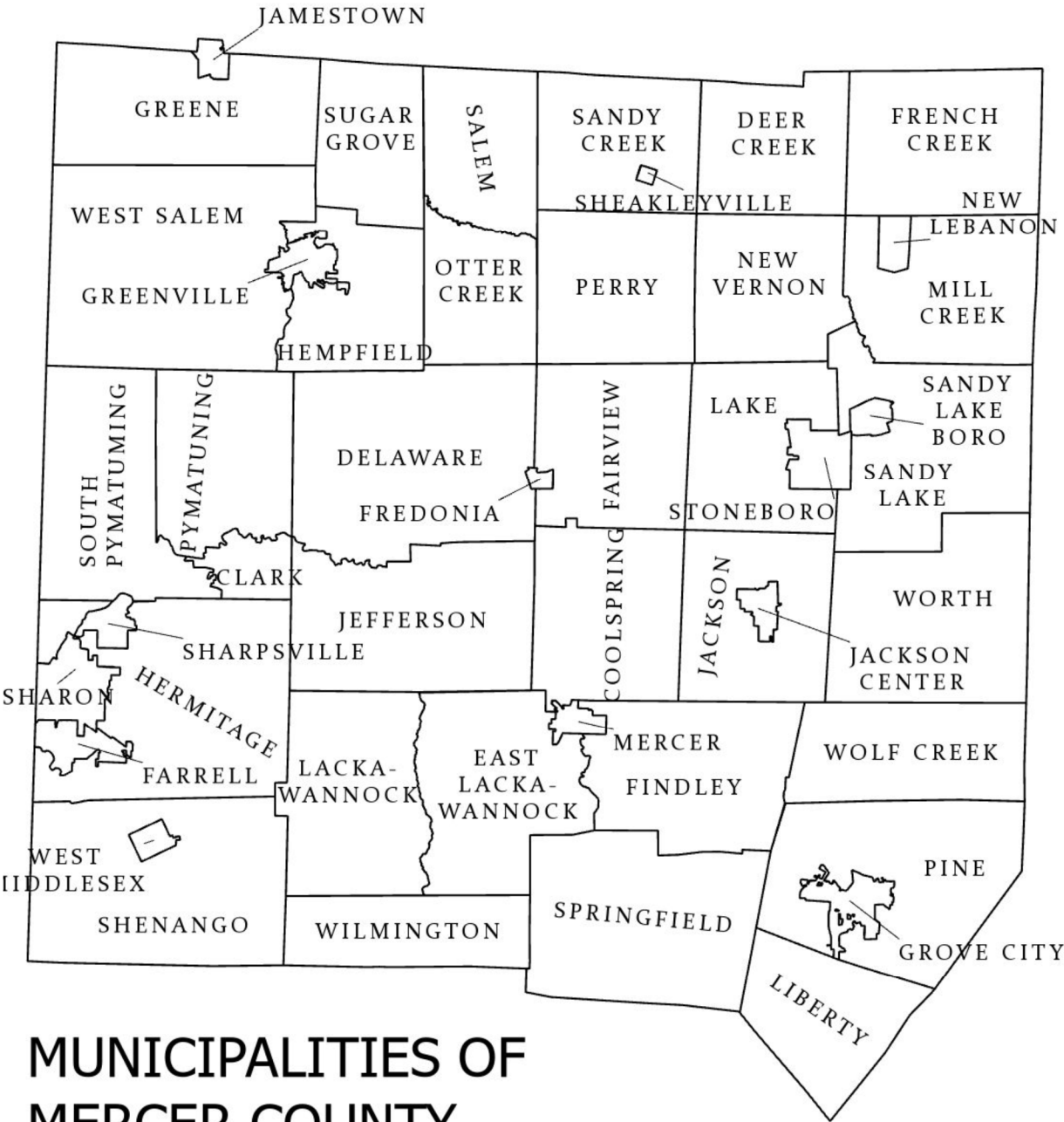


Mercer County Subdivision & Land Development Ordinance



MUNICIPALITIES OF
MERCER COUNTY
PENNSYLVANIA

Ordinance # 2025-05
Prepared by: Mercer County Regional Planning Commission (MCRPC)

Mercer County Subdivision & Land Development Ordinance

**BOARD OF COMMISSIONERS
COUNTY OF MERCER
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE NO. 2025-005

AN ORDINANCE OF THE BOARD OF COMMISSIONERS, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA, ADOPTING A NEW MERCER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) EFFECTIVE SEPTEMBER 1, 2025, AND REPEALING THE COUNTY'S EXISTING SALDO ORDINANCE ADOPTED IN 2006 IN ITS ENTIRETY.

WHEREAS, the County of Mercer, Pennsylvania (hereinafter "County"), is authorized by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended, to enact a subdivision and land development ordinance applicable to all municipalities that have not adopted their own SALDO; and

WHEREAS, the County's SALDO sets forth the regulations for the subdivision and developments of land, the laying out, construction, opening, and dedication of roads, streets, drainage facilities, sewers, and other public improvements incident to the subdivision and development of land in the County of Mercer; and

WHEREAS, the County previously adopted the Mercer County Subdivision and Land Development Ordinance in 2006; and

WHEREAS, the Board of Commissioners of Mercer County finds it necessary and in the public interest to adopt an updated and comprehensive subdivision and land development ordinance to promote sound planning, coordinate development, protect the public health, safety, and welfare, and ensure consistency with modern planning and engineering standards;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the County of Mercer, Pennsylvania, as follows:

The Mercer County Subdivision and Land Development Ordinance dated September 1, 2025, is hereby adopted, and shall become the official subdivision and land development ordinance for all applicable areas of Mercer County, Pennsylvania. Amended regulations are set forth in Exhibit A, which is attached hereto and made a part thereof.

The Mercer County Subdivision and Land Development Ordinance adopted in 2006, along with any subsequent amendments or revisions, is hereby repealed in its entirety, effective on September 1, 2025.

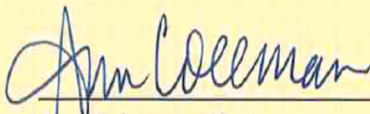
If any section, clause, sentence, or provision of this Ordinance or the Subdivision and Land Development Ordinance adopted hereby shall be held to be invalid or unconstitutional by a court

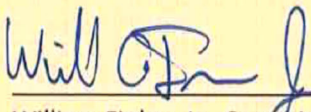
of competent jurisdiction, such decision shall not affect the validity of any other part of this Ordinance or the adopted document.

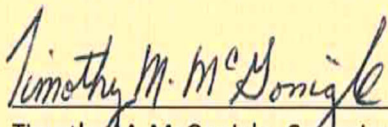
This Ordinance shall take effect on September 1, 2025.

ORDAINED AND ENACTED by the Board of Commissioners of Mercer County, Pennsylvania, this 28th day of August 2025.

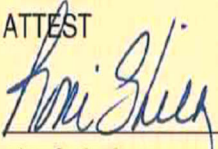
MERCER COUNTY BOARD OF COMMISSIONERS


Ann Coleman, Chair


William Finley, Jr., Commissioner


Timothy M. McGonigle, Commissioner

ATTEST


Chief Clerk

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ARTICLE I – GENERAL PROVISIONS

Section 1.01 Section 101: Short Title

This Ordinance shall be known and may be cited as *The Mercer County Subdivision and Land Development Ordinance (SALDO)*.

Section 102: Purpose

This Ordinance is adopted:

1. To establish a precise, simple, uniform and objective procedure for review and disposition of subdivisions and land development plan proposals, and to ease the process of conveyance of title to property;
2. To assure that the arrangement of each subdivision or land development furthers the safe, harmonious and orderly development of Mercer County;
3. To guarantee that the streets in and bordering each subdivision or land development are coordinated with the municipal circulation system and are of such widths, grades, locations and construction as to accommodate anticipated traffic and facilitate emergency service access;
4. To ensure that the sewage disposal and water supply systems are efficiently designed and have adequate capacity, and that on-lot sewage disposal and water supply systems are safely separated from each other;
5. To ensure that easements or right of ways shall provide adequate size and location for storm drainage and other utilities;
6. To safeguard land subject to flooding, periodic high-water table, or high incidence of erosion from the development practices that would aggravate these circumstances;
7. To support Mercer County's efforts to promote economic prosperity and economic opportunities for citizens throughout the county;
8. To encourage development that relates naturally into its environment;
9. To promote the preservation of Mercer County's natural and historic resources and prime agricultural land, and;
10. To carry out the Mercer County Comprehensive Plan and supports the objectives of the County Hazard Mitigation Plan.

Section 103: Application and Scope of Regulations

1. Within municipalities under the jurisdiction of this Ordinance, no lot in a subdivision may be sold or leased, no permit to erect or move any building upon land in a subdivision or land development plan may be issued, and no building, permanent or temporary, may be erected in a subdivision or land development plan unless and until a subdivision or a land development plan has been approved in accordance with the requirements of this Ordinance and until the improvements required by this Ordinance, if part of the approved plan, have either been constructed or guaranteed by bond.

2. The provisions of this Ordinance are held to be the minimum requirements adopted for the protection of the public health, safety, morals and general welfare.
3. This Ordinance shall not apply to any lot or lots, subdivision, or land development plan created and lawfully recorded prior to enactment of this Ordinance. However, any lot, subdivision, or development plan not lawfully recorded prior to enactment shall not be given legal status by the enactment of this Ordinance.
4. Any consolidation of lots or adjustment of lot lines within a subdivision plan previously approved and/or recorded, or any rearrangement of structures, parking areas, access points, graded land surfaces, or other elements within an already approved land development plan, shall be subject to the provisions of this Ordinance.

Section 104: Jurisdiction and Authority

1. In accordance with the provisions of Article V and Section 501 of the Pennsylvania Municipalities Planning Code, the County of Mercer, acting through the Board of County Commissioners, does hereby designate the Mercer County Regional Planning Commission as the agency for the acceptance, review and/or approval of all subdivision and land developments subject to this ordinance, and to have related authorities and responsibilities as specified in this Ordinance.
2. All subdivisions and land developments, except as noted in number three (3) below, within Mercer County are regulated by the Mercer County SALDO. It shall be unlawful to record any plan required to be approved by the Planning Commission in any public office unless the same shall bear, thereon by endorsement, the approval of the Planning Commission. The disapproval of any such plan by the Planning Commission shall be deemed a refusal of the privilege to record said plan.
3. The rules and regulations governing subdivision and land development, as herein outlined, **shall not be applicable** in those municipalities that have a locally adopted subdivision and land development ordinance in accordance with Article V of the Pennsylvania MPC, as amended.
4. Applications for subdivision and land development located within a municipality having adopted a subdivision and land development ordinance as set forth in Article V of the Pennsylvania MPC shall be forwarded upon receipt by the municipality to the Planning Commission for review and recommendations. Such municipalities **shall not approve** such applications until the MCRPC's review is received or until the expiration of thirty (30) days from the date the application was forwarded to the Planning Commission.
5. The rules and regulations governing subdivision and land development, as herein outlined, **shall be applicable** in all municipalities that **have not adopted** a subdivision and land development ordinance, and including those municipalities having adopted a local zoning ordinance or other adopted ordinance. If there is a conflict between the Mercer County SALDO standards and those in the local zoning ordinance or other development regulations, the local ordinance shall take

precedence. All other standards, as herein outlined, and not provided for within the local zoning ordinance shall be applicable.

Section 105: Types of Subdivisions and Land Developments Governed by this Ordinance

In defining the term “Land Development,” the Pennsylvania MPC (MPC) recognizes subdivisions as a specific type of land development as well as other forms of land development. The following are Subdivisions and Land Developments governed by this Ordinance.

105.1: Minor Subdivision: A proposed subdivision is considered a minor subdivision, provided any of the following criteria are met:

1. The proposal of a Lot Consolidation, or the act of eliminating an existing property line(s) by combining multiple lots or parcels of land into one (1) lot or parcel with a single deed description for the entire tract.
2. The proposal for Lot Line Revision or Adjacent Lot consisting of a subdivision of a parcel of land that may or may not meet minimum lot size requirements, is to be combined to an adjacent lot or parcel that has an existing sewage system. The Adjacent or Lot Line Revision Lot shall not be considered a separate, stand-alone parcel, but must be combined by legal description to an adjoining parcel which includes bearings and distances.
3. The subdivision proposal results in five (5) or fewer complete lots, parcels, or other divisions of land, including the residual land. The number of lots shall be cumulative thru all subdivisions occurring within 10 years notwithstanding ownership changes or sale of property.
4. The proposal does not include any construction, installation, or extension of any public facilities including: streets, walkways, water lines, sewer lines, or stormwater management facilities. Whether intended for public or private ownership.

105.2: Major Subdivision: A proposed subdivision is considered a major subdivision if any of the following criteria are met:

1. The proposal results in six (6) or more complete lots, parcels, or other divisions of land, including the residual land. The number of lots shall be cumulative thru all subdivisions occurring within 10 years notwithstanding ownership changes or sale of property.
2. The proposal includes: any construction, installation, or extension of any public or private facilities including streets, walkways, water, sewer, stormwater management facilities, and related utilities or facilities, whether intended for public or private ownership.
3. Where the proposal contains six (6) or more lots due to the cumulative combining of current and prior subdivision or consolidation of any lot, tract, parcel, site, or other division of land or portion thereof that result in a subdivision meeting the

criteria of this section, all prior subdivisions of such lands shall be considered a single application for purposes of classification.

105.3: Land Development: A proposal is considered as a land development if any of the following criteria are met:

1. All non-residential site development is considered a land development.
2. The proposal requires the construction, installation, or extension of any public or private infrastructure including streets, walkways, water lines, sewer lines, stormwater management facilities, or related utilities or facilities, whether intended for public or private ownership.
3. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, multi-family dwellings, condominiums, building groups, or other features.
4. Recreational Vehicle Parks are considered the land development of a parcel or combined parcel of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. Such land development includes limited-use infrastructure providing seasonal sewer or water connections, community restroom/shower facilities, and other amenities required for use and safety of park occupants.
5. Mobile Home Parks are considered the land development of a parcel of land, or contiguous parcels that shall be consolidated, that has been so designated and improved that it can accommodate two (2) or more mobile home plots for the long-term placement thereon of mobile homes, modular homes or other manufactured homes.
 - a. Such land development shall include any parcel developed for long-term lease or sale which involves complete infrastructure [sewer and water and electric to individual plots], community facilities, and other amenities required for safety of park occupants as necessary for the development.
 - b. This includes the leasing of parcels upon which two (2) or more modular homes are anchored or substantially secured for long-term or permanent placement.

Section 106: Exclusions

The Pennsylvania MPC excludes the following developments from being enforced as a land development, and thus are not subject to the land development requirements of this Ordinance:

1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
2. The addition of a non-commercial accessory building, such as farm buildings, on a lot subordinate to a permitted existing principal building;

3. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park. For purposes of this sub clause, an amusement park is defined as a tractor area used principally as a location for permanent amusement structures or rides. This exclusion does not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

Section 107: Legal Standing

1. If any section, clause, paragraph, regulation, or provision of this Ordinance is found invalid by a court of law, such judgment shall not affect, impair, invalidate, or nullify the remaining sections, clauses, paragraphs, regulations, or provisions.
2. All ordinances or parts of ordinances or regulations in conflict with this Ordinance or inconsistent with its provisions are hereby repealed to the extent necessary to give this Ordinance full force and effect. However, where another ordinance, law, or regulation imposes a higher standard in a particular regulation, that standard shall supersede this Ordinance in the particular instance.
3. The adoption of this Ordinance does not make legitimate development activity in the County illegal under provisions of prior regulations, nor does it annul any litigation currently being pursued in the future against such illegal activity.
4. The approval of any subdivision plan or land development shall not constitute a representation, guarantee, or warranty of any kind by the County or by any official or employee of the practicality or safety of the arrangement of lots and improvements or other elements within the development covered by the approval and shall create no liability upon the County, its officials, or employees.
5. Approval of any subdivision or land development is only approval of the specifications and regulations governed by this Ordinance.

Section 108: Unlawful Recording or Sale of Lots

1. No plan of a subdivision or land development proposed within Mercer County shall be recorded in any public office unless or until that plan has been approved or reviewed by the MCRPC, and shall bear the proper certification of such action.
2. It shall be unlawful for any person to sell, trade, or otherwise convey any lot, parcel, or tract of land as part of, or in conformity with, any plan, plat, or replat of any subdivision or land development unless and until said plan, plat, replat, or land development shall have been first recorded in the Mercer County Recorder's Office.

ARTICLE II – DEFINITIONS

Section 201: Purpose

The following words or phrases, when used in this Ordinance, shall have the meanings given to them in this Article unless the context or Pennsylvania MPC, Act 247, as amended, indicates otherwise.

1. Unless otherwise expressly stated, the following terms, for the purpose of this Ordinance, have the meaning indicated.
2. Words in the singular include the plural, and words in the plural include the singular.
3. The word "person" includes an individual or any other legal entity including a corporation, unincorporated association and a partnership.
4. The words "shall" and "will" are mandatory; the word "may" is permissive.
5. An "agency" is construed to include its successors or assigns.
6. Words not defined in this Part or the Pennsylvania MPC have meanings as in a standard dictionary.

Section 202: Definitions

Accessory Use/Structure: is a use or structure that is subordinate to or supplementary to and detached from the principal use or building on the same lot.

Adjacent Lot: The lot nearest in space or position; immediately adjoining without an intervening lot.

Agriculture: This definition is to be aligned with the commonwealth's definition as may be amended from time to time.

- (1) The management and use of an agricultural operation for the production of a farm commodity.
- (2) The sale of a farm commodity at wholesale.
- (3) The sale of a farm commodity at retail by an urban and rural supermarket in an underserved area or farmers' markets.
- (4) An energy-related activity impacting production agriculture.
- (5) An activity which implements best industry practices related to an agricultural waste product, agriculture by-product or fertilizer.

Agriculture Commodity: This definition is to be aligned with the commonwealth's definition as may be amended from time to time.

- (i) Agricultural, apicultural, aquacultural, horticultural, floricultural, silvicultural, viticultural and dairy products.
- (ii) Pasture.
- (iii) Livestock and the products thereof.
- (iv) Ranch-raised furbearing animals and the products thereof.
- (v) Poultry and the products of poultry.
- (vi) Products commonly raised or produced on farms which are intended for human consumption or are transported or intended to be transported in commerce.

(vii) Processed or manufactured products of products commonly raised or produced on farms which are intended for human consumption or are transported or intended to be transported in commerce.

(viii) Compost.

Agritourism: A farm-related tourism or farm-related entertainment activity that takes place on agricultural land and allows members of the general public, whether or not for a fee, to tour, explore, observe, learn about, participate in or be entertained by an aspect of agricultural production, harvesting, husbandry or rural lifestyle that occurs on the farm.

Alley: A public or private street primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant: A landowner or developer, hereinafter defined, who has filed an application for a subdivision or land development including his/her successors and assigns.

Application for Development: Every application for the review of a subdivision or land development plan whether sketch plan, preliminary plan, or final plan, as required to be filed and approved prior to start of construction or development, including, but not limited to, obtaining an application for a building permit. See Appendix for Application Form.

Approval, Final: The official action of the Planning Commission taken on a complete subdivision or land development plan including all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion, or the approval is conditioned upon the posting of such guarantee.

Approval, Preliminary: The conferral of certain rights prior to final review after specific elements of a land development plan or subdivision have been agreed upon by the Planning Commission and the applicant.

Average Daily Trips (ADT): The average number of vehicular trips generated by a land use over a twenty-four (24) hour period during the week.

Berm: A mound of soil, either natural or manmade, that is intended for screening of view, noise, or activity taking place within the property.

Buffer: An area of land within a property or site, generally adjacent to and parallel to a property line, to provide adequate screening of view, noise, or activity taking place within the property or site from adversely affecting an adjacent property, site, or the public right-of-way.

Building: Any enclosed or partially enclosed structure having a roof supported by columns or walls and intended for the shelter, housing, or storage of any individual, animal, process, equipment, goods, or materials of any kind.

Building, Principal: A building in which is conducted the principal use of the lot on which it is located. See also Principal Use.

Clean and Green: Any parcel enrolled in this program must be clearly identified as such on all subdivision and land development plans. Parcels enroll into the program through Mercer County Clean and Green, administered by the County Assessment Office. To qualify, the land must be 10 acres or more or have an annual gross income of at least \$2,000 and qualify for one of the following categories, Agricultural Use, Agricultural Reserve or Forest Reserve.

Computer Aided Drafting – CAD file: An electronic file or format used to generate layers of geometric elements of plans and drawings that may be submitted on paper or electronically.

Conditional Approval: A decision made by the commission identifying all deficiencies that need to be met prior to the approved signature on the plan.

Cartway: The actual road surface area from curb line to curb line that may include travel lanes, parking lanes and deceleration and acceleration lanes. Where there are no curbs, the cartway is that portion between the edges of the paved, or hard surface width.

Channel: A watercourse with a defined bed and banks that confine and convey the normal continuous or intermittent flow of water.

Commission: The words Commission or Planning Commission shall mean the Mercer County Regional Planning Commission unless otherwise clearly stated (or the municipality having adopted this Ordinance by reference).

Common Open Space: Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents of the development. It may include complementary structures and improvements.

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

Contour: An imaginary line on the surface of the earth connecting all points of equal height above some reference plane, usually sea level.

Culvert: A structure that channels water under a road or pedestrian walk designed to convey a watercourse not incorporated in a closed drainage system.

Curb: A vertical or sloping edge marking the edge of a cartway.

Dedication: An act transmitting property, easement or right-of-way, and/or interest thereto.

Deed: The legal document which transfers title (ownership) or an interest in real property to another person. The deed must describe the real property, name the party transferring the property (grantor), the party receiving the property (grantee) and be signed and notarized by the grantor. To complete the transfer (conveyance) the deed must be recorded in the Mercer County Recorder's Office.

Deed Description: A legal description of a parcel within a deed that accurately describes each parcel or lot, generally with blocks, metes and bounds, bearings and distances, and any additional information describing the property. Parcels listed under a separate deed description are considered a separate piece of property, even if it is bordering the other property. Property that is separated by a road or other barrier (such as a power line) and is recorded as one deed description is considered a single piece of property.

Denial- Per Section 508 PA MPC "When a plan is not approved in terms as filed, the decision shall specify the defects found in the application and shall cite the provisions of the statute or ordinance relied upon."

Design Standards: Standards that set forth specific improvement requirements.

Detention Basin: An area in which surface water runoff is temporarily stored pending its release at a controlled rate.

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

Development: The division of a parcel of land into two or more parcels: the construction, reconstruction, conversion, structural alteration or land disturbance involving substantial property improvement and, usually, a change of land-use character within the site.

Drainage: Surface water run-off; the removal of surface water or groundwater from land by drains, grading, or other means which include run-off controls to minimize erosion and sedimentation during and after construction or development.

Drainage Facility: Any component of the drainage system.

Drainage System: Pipes, swales, natural features, and constructed improvements designed to carry drainage which may include all watercourses, water bodies and wetlands.

Driveway: A private, paved or unpaved roadway, used for ingress or egress of vehicles, and allowing access from a street to a property and any building or other structure or facility on the property.

Dwelling: A building, or portion thereof, designed for residential occupancy.

Dwelling, Multi-Family: A building that contains two (2) or more dwelling units. Such construction shall constitute a land development, excluding PA MPC exceptions.

Dwelling Unit: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling Unit, Attached: A dwelling unit located within the same structure as another dwelling unit or other use.

Dwelling Unit, Detached: A dwelling unit that is not attached to any other dwelling structure.

Easement: The grant of a non-possessory property interest that provides the easement holder permission to use another person's, or entity, the public, or a corporation's land.

Energy Generation Facility: An Energy Generation Facility is a site or plant where energy is produced through the conversion of natural resources (such as coal, natural gas, wind, solar, hydroelectric, geothermal, or nuclear energy) into electrical power or other usable forms of energy. This facility includes the infrastructure, equipment, and technologies used in the production, transformation, and sometimes the distribution of energy, and is subject to local, state, and federal regulations regarding environmental impact, safety, energy production standards and land development.

Engineer and/or Surveyor: Person(s) registered in the Commonwealth of Pennsylvania to practice their respective professions. The phrase is used in circumstances where the expertise of both may be required but, in any event, the surveyor must be consulted.

Environmental Constraints: Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measures by the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

Equivalent Dwelling Unit (EDU): A term used in planning for water and/or sewer facilities to estimate the water used or generated by a particular use as set by state regulations.

Erosion: The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, or gravity.

Escrow: A financial guarantee permitted under Section 508 of the Pennsylvania Municipal Planning Code.

Excavation: The excavation or extraction of any earth products of natural mineral deposit, except where such excavation is for purposes of grading for a building lot or roadway.

Family: A group of individuals, not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit.

Fence: An artificially constructed barrier of detailed material or combination of materials erected to enclose, screen or separate areas.

GIS- Geographic Information System: a digital file in a compatible GIS format (like shapefiles), detailing property boundaries, existing land use data, topographic contours, utility lines, drainage patterns, environmental features, zoning information, proposed development details (lot lines, building placement), and a narrative explaining the plan, all adhering to these regulations and the Pennsylvania Municipalities Planning Code (MPC) standards.

Governing Body: The council in cities, boroughs and incorporated towns, the board of commissioners in townships of the first class, the board of supervisors in townships of the second class, the board of commissioners in counties of the second class through eighth class or as may be designated in the law providing for the form of government.

Grade: The slope of a street or other public way specified in percentage (%) terms.

Gross Floor Area (GFA): The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

Historic Site: A structure or place of historical significance that may be designated as such by local, state, or federal government.

Impervious Surface: A hard, non-porous surface that prevents water from soaking or passing through it, thereby preventing the infiltration of water into the ground. These surfaces are usually artificially created surfaces that significantly reduce or eliminate the natural absorption of water into the soil.

Impoundment: A body of water, such as pond, confined by a dam, dike, floodgate, or another barrier.

Improvement: Any man-made, immovable item that becomes part of, placed upon, or is affixed to real estate. See also Development.

Individual On-lot Sewage Disposal System: A septic tank, seepage tile sewage disposal system, or any other sewage treatment device serving a single unit and approved by the Pennsylvania Department of Environment Protection and the municipal Sewage Enforcement Officer.

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

(i) 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; (ii) or 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. It also includes a subdivision of land. Development in accordance with Section 503 of the PA MPC.

Lane: A private street or roadway designed to provide access for four (4) or fewer dwelling units to a public road.

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

Lot, Adjoiner: A proposed lot which may or may not meet the minimum lot size requirements, which is intended to be conveyed and consolidated with an adjacent property. The procedure for a lot consolidation follows that of a minor subdivision.

Lot Area: The area contained within the lot lines of the individual parcels of land as shown on a subdivision plan, including any easements, expressed in terms of acres or square feet.

Lot, Corner: A lot abutting upon two or more streets at their intersection

Lot Consolidation: The act of combining lots or parcels of land into a single parcel with one complete deed description of the entire tract or parcel. The procedure for a lot consolidation follows that of a minor subdivision.

Lot, Double Frontage: An interior lot which abuts streets in both the front and rear.

Lot, Flag: A lot that would be landlocked but for the projection of narrow extension of land connecting the principal area of the lot to a private or public road. (See illustration in Appendix.)

Lot Frontage: The width of a lot or property line that abuts a public street, road, or private access.

Lot, Minimum Width: The shortest distance allowed between the side lot lines measured at the building set-back line.

Lot, Non-Building: A lot subject to municipal approval of the Department of Environmental Protection (DEP) non-building waiver and is without DEP approval for the installation of any sewage disposal facility. Generally intended for purposes allowed by DEP that do not produce sewage such as forestry or agriculture fields.

Lot, Non-Conforming: A lot of record at the time of the adoption of this Ordinance, which by reason of area or dimension, does not conform to the requirements of this Ordinance.

Lot of Record: A lot described in a deed and/or shown on a plan of lots which has been recorded in the County Recorder's Office.

Lot, Residual: Any remaining acreage of a subdivision which is intended to be set aside for subsequent development.

Lot Line Revision: A modification of the boundaries or lines between parcels of land, which does not involve the creation of new parcels but rather alters the division of the land for purposes such as consolidation, division, or reconfiguration, subject to applicable zoning, subdivision, and land use regulations.

Maintenance Guarantee: Appropriate security that may be required and accepted by the governing body of the local municipality to ensure that necessary improvements will function as required for a specific period of time.

Median: That portion of a divided roadway separating lanes of traffic proceeding in opposite direction.

Mobile Home: A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one integral unit capable of again being separated for repeated towing, that 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. Each mobile home shall meet local municipal building codes, along with national and manufacturer's standards for Manufactured Home Construction Safety Standards.

Mobile Home Plot: A plot or leased area of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the placement thereon of a mobile home as defined above.

Mobile Home Park: The land development of a parcel of land that has been so designated and improved to allow two (2) or more mobile home plots for the placement thereon of mobile homes.

MPC: The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as subsequently re-enacted and amended.

Municipality: The County of Mercer, unless otherwise noted.

Municipality, Local: A city, borough, or township within Mercer County, but not including the County of Mercer itself.

Municipal Engineer: A professional, licensed as such in the Commonwealth of Pennsylvania, duly appointed to provide engineering services for the local municipality or Mercer County.

Non-Building Waiver (DEP): A Non-Building Waiver is a formal request submitted to the Pennsylvania Department of Environmental Protection (DEP) seeking a waiver from specific sewage planning requirements, typically for properties that are not designated for building development. This waiver is applicable when a property is being subdivided or developed but does not include plans for the construction of buildings, such as land reserved for open space, agricultural use, or other non-building purposes. The waiver must be clearly noted on the subdivision and land development plan.

Off-Site: Located outside the lot lines of the lot in question but within the property (of which the lot is a part) that is the subject of a development application, or on a contiguous portion of a street or right-of-way.

On-Lot: Located on the property that is the subject of a development application or on a contiguous portion of a street or right-of-way.

On-Street Parking Space: A parking space that is located on a dedicated street right-of-way.

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Parcel: Any legally described piece of land under single ownership.

Parking Lane: A lane; usually located on the sides of streets, designed to provide on-street parking for vehicular traffic.

Parking Space: An area provided for the parking of an automotive/motor vehicle.

Performance Guarantee: Appropriate security, consistent with the criteria of Article V of the MPC that may be accepted as a guarantee that the required improvements are satisfactorily completed.

Planning Commission: The Mercer County Regional Planning Commission, unless otherwise noted or the local municipal planning commission if this ordinance is formally adopted by reference.

Plan or Plat: The map or plan of a subdivision or land development, whether preliminary or final.

Plan, Consolidation: The removal of lot lines between contiguous parcels creating a single lot or parcel with one deed description.

Plan, Final: A drawing of all or a portion of a subdivision or land development plan meeting the requirements of this Ordinance that is presented for final approval and official recording as required by Mercer County Subdivision and Land Development Ordinance.

Plan, Plot: A plan indicating the present or proposed use of a plot of land; typically indicates the location of structures and other important elements (such as a septic system, sewage lines, right-of-way's, easements, streets, and other similar improvements).

Plan, Preliminary: A drawing representing the proposed location and layout of a land development or subdivision project and related information meeting the requirements of this Ordinance that is submitted for review.

Plan, Site: An accurately scaled set of land development plans that depict the existing conditions on a land parcel and illustrating details of a proposed land development.

Plan, Sketch: A simplified drawing of a subdivision plan or land development of sufficient accuracy to be used for the purpose of discussion and applicability of this Ordinance. Digital or electronically submitted plans are considered sketch plans until submitted with required review fees.

Plot: A subsection site of a lot or parcel used for a specific purpose such as mobile home plot, recreational vehicle plot or cemetery plot.

Potable Water Supply: Water suitable for drinking or cooking purposes.

Principle Use: The primary or predominant use of any lot or parcel.

Public Hearing: A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking any action in accordance with the Ordinance or the MPC.

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

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

Public Open Space: An open space area conveyed or otherwise dedicated to the local municipality, municipal agency, board of education, state or county agency, conservancy, or other public body for recreational or conservational uses.

Recreational Vehicle: A seasonal vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel uses that either has its own drive power or is mounted or drawn by another vehicle. The basic versions are travel trailer, camping trailer, truck camper, park model and motor home.

Recreational Vehicle Park: A land development of plots of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.

Right-of-Way (ROW): Land dedicated or reserved and shown on a plan for use as a public or private street, private drive, or alley or crosswalk, which may also be used by sewer, water, stormwater, electric, gas, telephone, cable system(s) or other special use. The right of way includes the entire area reserved or dedicated for the intended use.

Screening: A structure or planting that may consist of fencing, earthen berms, and/or plantings that provide a continuous obstruction or buffer of the view into a site or property.

Sedimentation: A deposit of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a product of erosion.

Septic System: An approved on-site sewage system used for the decomposition or distribution of domestic wastes that includes a holding tank and the absorption area.

Septic Tank: A watertight receptacle that receives the discharge of sewage.

Sewage Enforcement Officer (SEO): An official of a local municipality who issues permits for on-lot sewage systems under the provisions of the Pennsylvania Sewage Facilities Act.

Sewage Planning Module (DEP): The DEP Sewage Planning Module is a required submission to the Pennsylvania Department of Environmental Protection (DEP) to ensure that proposed development comply with all sewage disposal regulations. The module includes details about the proposed sewage system, whether public or on-site, and confirms that adequate sewage capacity is available for development. This module must be completed and approved by DEP before final approval of a subdivision or land development plan.

Setback, Front: The distance between the street right-of-way line and the front line of a building or any projection thereof, excluding uncovered steps.

Setback, Side or Rear: The distance between the non-frontage (side or rear) lot lines and nearest edge of a building or any projection thereof, excluding uncovered steps.

Sewer: Any pipe conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

Sidewalk: A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way.

Sight Triangle: A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. Refer to PennDOT publications for guidance.

Stormwater Detention: A provision for storage of stormwater runoff and the controlled release of such runoff during and after a flood or storm.

Street: Any vehicular way to includes; avenue, boulevard, road, highway, freeway, parkway, alley, viaduct, stub street and any other way used or intended to be used by vehicular traffic or pedestrians, whether public or private.

Subdivision: The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Major: Any subdivision that contains six (6) or more lots, with access to an approved road, or requires the construction of new streets, or any installation of water, sewer, or similar infrastructure. The number of lots shall be cumulative thru all subdivisions occurring within 10 years regardless of ownership or sale of property. (see Section 105)

Subdivision, Minor: A subdivision of five (5) lots or less with approved access to a public road, does not require installation or construction of new streets, water or sewer or similar infrastructure and meets requirements of this ordinance. (see Section 105)

Subgrade: The natural ground lying beneath a road or other paved area.

Structure: Anything constructed or erected that requires location on the ground or attached to something having location on the ground.

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

Topsoil: The original upper layer of soil material to a depth of at least six (6) inches, that is usually darker and richer than the subsoil.

Trip: A single or one-way vehicle movement to or from a property or study area. “Trips” can be added together to calculate the total number of vehicles expected to enter and leave a specific land use or site over a designated period of time. (See ADT)

USGS: United States Geological Survey or the maps produced by that agency.

Variance: is a deviation from the use or dimensional requirements from the ordinance.

Yard: An open space that lies between the principal building or buildings and the nearest lot line.

Yard, Front: A space extending the full width of the lot between any building and the front lot line.

Yard, Rear: A space extending the full width of the lot between any building and the rear lot line.

Yard, Side: A space extending from the front yard to the rear yard between any building and the side lot line.

ARTICLE III – SUBDIVISION AND LAND DEVELOPMENT PLAN PROCEDURES

Section 301: Purpose

The purpose of this Article is to establish the procedure for Planning Commission review and action on applications for subdivision and land development plans. The procedure is intended to provide for the orderly and consistent processing of all such applications. This article requires the submission of proposed subdivision and/or land development plans located in municipalities with adopted subdivision and land development ordinance, to Mercer County Regional Planning Commission for review and comment.

Section 302: Plan Submission Process

302.1: Minor Subdivisions: Preliminary plans may not be required for minor subdivisions within the jurisdiction of the Mercer County SALDO. Landowners and/or developers may submit sketch plans to the MCRPC for informal review to identify potential plan development issues. Final Plans are required for all proposed minor subdivisions. Completed plans shall be submitted to the MCRPC for staff review and approval.

302.2: Major Subdivisions and Land Developments: Sketch plans are encouraged, although not required, for proposed major subdivisions and land developments. Landowners and/or developers may submit such plans to the MCRPC for informal review to identify potential plan development issues. Preliminary and final plans are required for all proposed major subdivision plans or land development projects within the jurisdiction of the Mercer County SALDO. Completed plans shall be submitted to the Mercer County Regional Planning Commission for review and approval at public meetings.

Table 303: Plans Required by Land Development Type

303.1 Subdivision and Land Development Procedures: The subdivision and land development plan submission process has three stages: Sketch Plan (optional), Preliminary Plan, and Final Plan.

Land Development Type	Sketch Plan	Preliminary Plan	Final Plan
Minor Subdivision			X
Major Subdivision	Suggested*	X	X
Land Development	Suggested*	X	X

- *Sketch Plan is highly suggested for the pre-application meeting with staff.

Section 304: Pre-Application Conference and Sketch Plan

304.1: Pre-Application Conference: This conference may be requested by the developer or the Planning Commission for the purposes of providing an early exchange of information between a developer and the Planning Commission, promoting a mutual

understanding of the character of a development and the applicability of this Ordinance, and expediting the application and review process. At the mutual consent of both parties, the developer may appear before the Mercer County Regional Planning Commission or meet with Mercer County Regional Planning Commission staff. The developer shall present the following:

1. **Sketch Plan:** A rough drawing of a proposed land development or subdivision plan of sufficient accuracy to be used for the purpose of discussion and applicability of this Ordinance. It may be drawn free-hand on plain paper or digitally and shall show the proposed layout of lots and streets and significant existing land features.
2. **General Information:** A description of covenants, land characteristics, community facilities and utilities, street improvements, the number of lots and sizes, hazards on the property, and surrounding land and development. The developer is encouraged to present additional maps to convey this information, including location map, topographic map, soils map, and/or aerial photograph.

Note: Action under Section 304, including submission of a sketch plan, is a voluntary act and shall never be considered as the submission of the preliminary or final plan, as required by this Ordinance or the MPC.

Section 305: Plan Review Requirements

305.1: Preliminary Plan Requirements: Preliminary plans are required for all major subdivisions and all land developments. Application for preliminary plan review must contain drawings and information and shall be accompanied by required documentation and meet criteria as specified in Section 404.

It is recommended that the owners, their engineer, or agent be present at the meetings of the Mercer County Regional Planning Commission where the preliminary plan is to be considered.

If a developer plans to complete public improvements between the preliminary plan approval and final plan approval, the developer shall meet all design requirements for the final plan, per Section 405, for preliminary plan approval.

305.2: Final Plan Requirements: The final plan shall conform, in all important respects, with the preliminary plan (if required) as previously approved by the Planning Commission and shall incorporate any modifications and revisions specified by the Planning Commission in its conditional approval of the preliminary plan. major subdivisions and land development design shall comply with the provisions of Article 5, Land Development Design Standards, of this Ordinance.

305.3: Preliminary and Final Plans Submission:

1. Two (2) complete sets, on paper, of the preliminary plan, one (1) copy of the completed application form and one (1) copy of required supporting documentation shall be submitted to the MCRPC by the developer or their agent at least ten (10) working days in advance of the scheduled monthly public meeting of the Review Committee for the Mercer County Regional Planning Commission duly established for the purpose of reviewing all subdivision and land development plans.

2. The plans should be submitted in a readable digital or electronic version that meets the same standards as required by this Ordinance when presented in a printed version.
3. The processing of a complete plan (starting the 90-day Mercer County Regional Planning Commission review process) begins when the plan and all required drawings, documentation and application with paid review fee as specified by this Ordinance are accepted as formal submission by the Planning Commission.
4. Final Plan submission must comply with all applicable requirements, including but not limited to drawing size, necessary certifications, acknowledgments, notarization, and any other items required for recording with the Mercer County Recorder's Office.

305.4: Incomplete Submission: If the plan submission is incomplete, it may be returned to the applicant prior to Committee/Commission review. If the plan is reviewed by staff and receives comments or requests for additional information, the plan shall then be considered deficient until the information is provided. If the plan is considered incomplete it shall be returned to the applicant. When the plan is complete, the applicant may resubmit a completed plan including additional review fees.

305.5: Review: The Planning Commission staff shall review the preliminary plan and it shall be presented to the Mercer County Regional Planning Commission Zoning and Subdivision Committee meeting at its next scheduled public meeting, then to the full Commission meeting. The Commission may hold a public hearing on the application pursuant to public notice.

305.6: Decision: The decision on any application for preliminary plan approval must be in written form and must be communicated to the applicant personally or mailed to them at their last known address within 15 days of such decision. The development can be approved as submitted, approved with conditions, or a denial. If approved with conditions, the applicant shall indicate, in writing, acceptance of such conditions within 30 days from the date of the notice of same from the Commission to the applicant. If the developer either rejects the conditions or fails to respond within 30 days, the approval of the plat, be it preliminary, or final, shall be rescinded. Denial of the application for preliminary plan approval must specify the faults in such application and describe the requirements which have not been met. It shall further cite the provisions of the County Subdivision and Land Development Ordinance or any other municipal ordinance that the Plan does not meet.

305.7: As set forth by Section 508(3) of the MPC, failure of the Planning Commission to act upon an application and to communicate its decision to the applicant within the time and manner required in the Ordinance shall result in a deemed approval of the application unless the applicant has agreed, in writing, to an extension in time or a change in the manner of communicating the decision.

Section 306: Assurance for Completion and Maintenance of Improvements

306.1: There may be a need for municipal acceptance of the site improvements when a land development involves the lease or rental of buildings and/or space on the site and

site improvements (such as streets, parking areas and stormwater drainage devices), that are to be privately maintained or maintained by a private (non-public) organization or entity created by the developer. However, in these instances, streets shall be designed and built to the state and local standards. Stormwater management facilities shall be regulated by local ordinance.

306.2: Where the developer does not intend to maintain the improvement and where a homeowner's association or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance of such facilities. This document will be legally enforceable, clearly establishing maintenance responsibility. It must be approved by the applicable municipality or accepting authority. Any proposed improvement to be offered for public declaration will follow the requirements as specified by these regulations.

306.3: Among other remedies to enforce this section, the applicable municipality may refuse to issue building permits.

Section 307: Recording of Plans

All final subdivision and land development plans shall be recorded in the Mercer County Recorder's Office within 90 days of the final plan approval date as annotated in the Recording Block on the plan.

Note: No alterations may be made to the plans after they have been sealed and signed by the MCRPC.

ARTICLE IV – PLAN REQUIREMENTS

Section 401: Purpose

The purpose of this Article is to establish the requirements for submission of applications for subdivision and land development plans for Planning Commission review and action. The requirements are intended to provide for the orderly and consistent processing of all such plans.

Section 402: Application Form and Modification of Plan Requirements

402.1: Application Form for Subdivision and Land Development Plans:

1. The application for plan review, attached in Appendices, and as amended, shall accompany all plans for review.
2. The application shall be completed by the surveyor, engineer, or landscape architect in consultation with the property owner and/or developer.

3. The application must be signed and notarized by the property owner or owners to attest to the validity of the plan, with the notarized signature also required on the final recording plan.

402.2: Modification to Requirements: The requirements for preliminary and final plans and for supporting data may be modified in accordance with Section 903 of this Ordinance by the Planning Commission, as warranted by special circumstances.

402.3: For minor subdivisions requiring no land improvements such as new streets or utilities, the requirements for contours may be waived at the discretion of the Planning Commission.

Section 403: Sketch Plan Requirements

403.1: A sketch plan should show or be accompanied by the following information:

1. Site location or vicinity sketch including the following information:
 - a. Existing or mapped streets within the vicinity of the subdivision.
 - b. Proposed streets with connections to existing or mapped streets.
 - c. Municipal boundaries near the tract.
 - d. Site analysis including environmental features, on or near the site, which may affect the development of the land.
 - e. Property description in enough detail to make apparent the available land.
 - f. Sketch of the intended design and use of the site with enough detail to show basic layout and proposed density.

403.2: Sketch plan may be provided on paper, digital or other format that may be copied to a file to be maintained as documentation of this review.

Section 404: Preliminary Plan Requirements

404.1: If a developer plans to complete public improvements between the preliminary plan approval and final plan approval, the developer shall provide detailed drawings that meet all the requirements for the final plan, in order to complete, or receive approval of, the preliminary plan.

404.2: Preliminary plans can be submitted electronically to meet deadlines but must also be provided on paper or an industry-recognized equivalent, with one print for each municipality involved and one for MCRPC. Alternatively, the plan may be submitted digitally in a readable format that meets the same standards as the printed version, when allowed by the municipality where the development occurs.

404.3: The preliminary plan shall be at a standard engineering scale, ensuring all site information is clear and text is readable when printed.

404.4: The preliminary plan shall show or be accompanied by the following information:

1. Vicinity Map; showing the relationship of the plat to its general surroundings and showing the following details within one thousand (1,000) feet of the project site or property:
 - a. Existing or mapped streets with the distance shown to the nearest intersecting streets.
 - b. Proposed streets with connections to existing or mapped streets.
 - c. Municipal boundaries within one thousand (1,000) feet of the tract.
 - d. Public sewer and water lines within one thousand (1,000) feet of the tract, plus any power, gas, or other public utility easements that may go through or over the property. If connection to the site is proposed, those proposed for access need to be accurately shown.
 - e. Entire tract must be shown including any lots subdivided within the prior ten years, with their lot numbers, including lots sold from the tract with dates of transfer from the original tract and the names of present owners.
2. Proposed project or subdivision owners name, identifying title, and the words "Preliminary Plan".
3. The name of the municipality.
4. North point, graphic scale and date.
5. Name and address of the property owners and the authorized developer or agent (if any).
6. Names of the owners, deed reference and tax identification or Parcel Identification Number of any adjoining properties land shall be shown.
7. Zoning district(s) and location of zoning district boundary lines (if applicable).
8. Name of the Pennsylvania registered engineer, surveyor, or landscape architect responsible for the plan plus an accuracy statement.
9. Tract boundaries with bearings and distances at the correct scale. The traverse of the exterior boundaries of the tract, when computed from the field measurements of the ground, shall close within a limit of error of one (1) foot to ten thousand (10,000) feet of the perimeter before balancing the survey.
10. Contours at vertical intervals of two (2) feet are necessary when new streets are proposed and must be drawn to the same scale as the plan, and contours at a minimum vertical interval of five (5) feet where no new streets are proposed.
11. Datum to which contour elevations refer. Where practical, data shall refer to known, established elevations.
12. All existing watercourses, steep slopes, wooded areas, floodplain or wetland areas of the site, and other significant natural features (see Section 502)
13. All existing buildings and approximate location of all clusters of trees or areas of woodlands on the property.
14. All existing streets, alleys, sidewalks, railroads, utility easements, sewer and water facilities, fire hydrants, culverts, petroleum or petroleum products lines, or other

significant man-made features on or within 100 feet of the property(ies). All streets shall include the name, Municipal or State Route number, right-of-way width and cartway width.

15. Location and width of all existing private lanes.
16. All existing property lines, easements and rights-of-way, and the purpose for which the easements or rights-of-way have been established.
17. Location and width of all proposed streets, alleys, sidewalks, rights-of-way and easements, proposed lot lines with dimensions and bearings, proposed minimum building line for each street, playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use.
18. Lots within a subdivision shall be numbered and the number identified in the title block.
19. The names of owners, deed reference and tax identification number and of all adjacent properties and the names of all adjacent subdivisions and their lot numbers.

404.5: The preliminary plan shall include:

1. Where the subdivision of a lot(s) creates a residual land that is less than 25 acres the entire parcel must be shown and described on the plan. Additionally, the Residual Tract Note shall be required where the proposed subdivision will generate a residual tract that has no DEP approved sanitary sewer system. (See Section 503)
2. Where an Adjoiner Lot or Lot Line Revision that is to be combined to an adjacent lot or parcel that has an existing sewage system, the notarized signatures for the owners of both the subdivided parcel and the receiving property, and the Adjoiner or Lot Line Revision Note shall be required. (see Section 503)
3. Where a Lot Consolidation the act of eliminating an existing property line(s) by combining multiple lots or parcels of land into one (1) lot or parcel with a single deed description for the entire tract, the notarized signatures for the owners of both the subdivided parcel and the receiving property, and the Lot Consolidation Note shall be required. (see Section 503).
4. Where the preliminary plan covers only a part of the developer's entire holding, a sketch shall be submitted of the prospective street layout for the remainder at a scale of one hundred (100) feet to the inch.
5. A Stormwater Management Plan, as specified by the local Municipal Stormwater Management Ordinance and/or NPDES Permit, shall be submitted to the appropriate authority for review and approval.
6. All wetlands within the boundaries of the development must be delineated according to the criteria set forth in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual as ascribed by Chapter 105 in the 25 PA Code.
7. Erosion and Sedimentation drawings, as specified by the Chapter 102 in the 25 PA Code, shall be submitted to the appropriate authority for review and approval.
8. A Highway Occupancy permit may be required and should be applied for to the Pennsylvania Department of Transportation highway occupancy permit, pursuant

to Section 402 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law."

9. Signature block for Preliminary Approval of plans by the Mercer County Regional Planning Commission and, if new streets or other infrastructure are proposed, a signature block for Preliminary Approval of the Authority and Municipality in which the project is located.

Section 405: Final Plan Requirements

405.1: If the plan is submitted for preliminary and final approval at the same time, all requirements of the preliminary plan shall be met, except that contour lines may not be shown on minor subdivision plans.

405.2: Final Plans shall be submitted on paper or recognized industry equivalent with one (1) print for each municipality in which the project lies, and two (2) copies for the Planning Commission. For review purposes only, the final plan may be submitted to each municipality and the Planning Commission in acceptable and readable digital format that meets the same standards as required by this Ordinance when presented in a printed version in lieu of printed copies.

Once the review has been completed the applicant shall provide printed copies as required by this Ordinance for approval and recording at the County Recorder's Office. Accurate, permanent reproductions in black will be accepted in lieu of inked drawings, although the inked drawings in black only will be required for recording.

405.3: Final plans submitted for final approval shall be on sheets no smaller than 18" x 24" and not larger than 24" x 36" overall, as prescribed by the Planning Commission. The minimum size numbers and lettering shall be legible on print and when the recorded plans are reduced for electronic viewing at the County Recorder's Office.

405.4: The final plan shall be on a standard engineering scale, ensuring all site information is clear and text is readable when printed and shall include the following information:

1. All items outlined in Section 404 must be addressed from the preliminary plan.
2. Deed reference and tax identification number of all parcels involved in the subdivision and/or land development. A copy of the previous deeds shall be outlined for the attorney to accurately create new deeds.
7. Name and seal of the Pennsylvania registered surveyor plus an accuracy statement. The name and seal of a Pennsylvania registered engineer is required.
8. Lot lines and tract boundaries with accurate bearings and distances, including complete curve data for all curves included in the plan. Distances to be to the nearest hundredth of a foot; bearings to the nearest second. Survey closure shall be 1:10,000 or less. A copy of the closure computations shall also be submitted as

a matter of record. The bearings and distances shall be provided by the surveyor to accurately generate the deeds.

9. Drawings are recommended but not mandatory. The method should use NAD 1983 State Plane Pennsylvania North FIPS 3702 (Feet) or the most current applicable state projection. The surveyor must note the map projection, including datum, coordinate system, and relevant parameters, on the plan.
10. Location and width of all proposed and existing public streets and private lanes, including right-of-way and cartway widths, alleys, rights-of-way and easements, proposed minimum building line for each street, playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use, and all proposed lot lines with dimensions and bearings.
11. Sufficient data to determine readily the location, bearing and length of every street, lot and boundary line and to reproduce such lines upon the ground. Exact acreage of the entire subdivision and each individual lot shall be provided, rounded to the nearest hundredth acre, exclusive of street rights-of-way and other public areas.
12. The length of all straight lines, radii, lengths, or curves and tangent bearings for each street.
13. Location, including right-of-way and cartway widths, of all proposed and existing private streets, rights-of-way and easements.
14. The proposed front yard setback line for each street with dimensions plus all existing buildings shall be shown.
15. Location, size and invert elevation of all sanitary, storm and combined sewers and location of all manholes, inlets and culverts, existing and proposed. Water facilities shall be shown in all cases as well, or shall be compliant with DEP rules and regulations.
16. All dimensions shall be shown in feet and hundredths of a foot.
17. Lots within a subdivision shall be numbered and the number identified in the title block.
18. Names and road numbers of all existing and proposed streets within and abutting the subdivision shall be shown.
19. Permanent markers shall be placed at all corners of a subdivision and/or land development, unless already marked or referenced by an existing monument or witness to the corner (see Section 512). All markers and monuments shall be identified on the plan. All markers or monuments identified on the final plan shall be located and installed under the direction of a Pennsylvania registered surveyor.
20. Names of the owners or name and number of plans of any adjoining subdivision shall be shown.
21. Names of the owners, deed reference and tax identification or Parcel Identification Number of any adjoining properties land shall be shown.
22. Any other information required by these regulations.

405.5: The final plan shall include:

1. Where the subdivision of a lot(s) creates a residual land that is less than 25 acres the entire parcel must be shown and described on the plan. Additionally, where the proposed subdivision will generate a residual tract that has no DEP approved sanitary sewer system the Residual Tract Note shall be required. (See Section 503)
2. An affidavit that the applicant is the owner or equitable owners of the land proposed to be subdivided.
3. A statement duly acknowledged before a notary public authorized to take acknowledgement of deeds and signed by the owner or owners of the property to the effect that the subdivision, as shown on the final plan, is made with his/her or their free consent and that it is desired to record the same. The notary acknowledgement must contain the names, dates, signatures and a legible stamp.
4. Where Adjoiner Lot or Lot Line Revision (see Section 503) that may or may not meet minimum lot size requirements that is to be combined to an adjacent lot or parcel that has an existing sewage system, the notarized signatures for the owners of both the subdivided parcel and the receiving property, and the Adjoiner Lot or Lot Line Revision Note shall be required. (see Section 503)
5. Where a Lot Consolidation (see Section 503), the act of eliminating an existing property line(s) by combining multiple lots or parcels of land into one (1) lot or parcel with a single deed description for the entire tract, the notarized signatures for the owners of both the subdivided parcel and the receiving property, and the Lot Consolidation Note shall be required. (see Section 503)
6. Signature block for final approval by the Mercer County Regional Planning Commission and if new streets are involved, a signature block for final approval by the municipality in which the subdivision is located.

405.6: The final plan must be accompanied by:

1. Deed Descriptions. Deed descriptions for all proposed and remaining lots, parcels, or properties shall be submitted as part of the final plan review. Such deed descriptions shall include the following:
 - a) Being Clause. Each deed shall include a "being clause" that accurately and clearly identifies the origin and history of the lot, parcel, or tract, as depicted on the final approved plan.
 - b) Reference to Approved Plan. Each deed shall contain a reference to the approved subdivision or land development plan, including the official plan name, date of approval, and any applicable recording information, including but not limited to the plan book and page number or plan file number.
 - c) Form of Submission. The required deed language shall be included on the final approved plan or submitted as a separate document at the time of application for final plan review, subject to the review and approval of the County Recorder's Office and/or Solicitor.
2. Typical cross sections and street profiles for all streets, as shown in Appendix. Such profiles shall show at least the following: existing (natural) grade along the proposed street centerline, existing (natural) grade along each side of the proposed street right-of-way and proposed finished centerline grade.

3. Certification by all appropriate authorities that all public sewage facilities and/or water facilities have been properly installed and approved. If the developer intends to install improvements by guarantee, such guarantee shall be submitted in accordance with Article X of these regulations.
4. If the proposed lot or lots are to be served by an existing sanitary sewer system, the location and size of the existing sanitary sewer system shall be shown on the plan. Also, written notice shall accompany the plan stating that the lot is served by sanitary sewers and tap-in is permitted, and that the existing system is functioning in compliance with Department of Environmental Protection standards.
5. Written evidence from appropriate authority stating that all proposed lot(s) or any remnant parcel(s) comply with the Pennsylvania Sewage Facilities Act 537, as amended, shall be required for final plan approval.
6. Sealed Certified Report prepared by a Pennsylvania licensed professional engineer certifying that the installation of the new streets
7. Documentation from the municipality the subdivision is located in stating that the proposed names of new streets in the development do not duplicate the names of streets now in use and that states approval of those street names.

ARTICLE V –DESIGN STANDARDS

Section 501: Purpose

The purpose of design standards is to create a functional development, to minimize adverse impacts, and to ensure that a project will be an asset to a community. To promote this purpose, the subdivision or land development plan shall conform to the following standards, that results in a well-planned project without adding unnecessarily to development costs.

Section 502: General Site Standards

502.1: All plans shall follow the regulations of this Ordinance in their site design. In addition to these specific regulations, the Planning Commission notes the following:

502.2: Site Analysis: The developer, and their design professionals, shall provide an existing condition plan consistent with the physical, natural and built characteristics of the location, considering:

1. Topography including slopes, hydrology and water features
2. Existing vegetation, including trees
3. Any historic or archeological sites
4. Geology
5. Visual features
6. Access to and from the site
7. Consistent to the community surroundings

502.3: Additional Regulations: In addition to this Ordinance, there may be other ordinances, laws, or policies that regulate any proposed development. Although the Planning Commission endeavors to identify such additional regulations, it will be the sole responsibility of the applicant or their agent to comply with such additional regulations. The most common of these regulations are:

1. Local zoning regulations;
2. Regulations relative to water and sewer facilities as imposed by Department of Environmental Protection, a municipality, a municipal authority or a private utility;
3. On-lot sewage regulations as administered by the municipal Sewage Enforcement Officer;
4. Other utilities (gas, electric, telephone, cable, etc.);
5. Regulations regarding surface waters, wetlands and floodplains;
6. Regulations concerning stormwater management;
7. Habitats of endangered wildlife;
8. Regulations concerning historic structures;
9. Regulations relative to the access of local or State roads;
10. Building codes and regulations, State and/or local;
11. Regulations concerning Erosion and Sedimentation Control;
12. Applicants should consult the Mercer County Comprehensive Plan and any applicable local municipal Comprehensive Plan or Official Map.

Section 503: Density and Lot Standards

503.1: In the event a municipality has adopted a zoning ordinance or other developmental regulations, the lot and density standards provided for in such ordinance will take precedence over this Section. However, in the absence of such a zoning ordinance or other developmental regulation, and to provide for sufficient light, air, access, orderly design in consideration of the availability of water and sewage facilities, and freedom from hydrologic, geologic, or topographic hazards, all subdivisions shall be designed in conformance with this Section to determine maximum residential density.

503.2: The following Table 503.2 specifies minimum requirements for proposed lots:

Table 503.2: Lot Requirements

LOT REQUIREMENTS	With Both Community Water and Sewer	With Community Sewer	With Approved On-Lot Sewer
Minimum Net Lot Area	7,500 Square Feet	10,000 Square Feet	1 Acre

Minimum Lot Width	60 Feet	75 Feet	100 Feet
Minimum Front Setback (from ROW)	10 Feet	25 Feet	35 Feet

503.3: Sidelines of lots shall generally be at right angles or radial to streets centerlines.

503.4: Lots shall meet the minimum front yard setback requirements for all sides upon which there is street frontage, as well as along any private rights-of-way or access easements.

503.5: Front setbacks shall be increased by twenty percent (20%) for all lots that abut an existing or proposed arterial street or road, as determined by the Functional Class Map for Mercer County, (see Mercer County Tax Parcel Viewer online).

503.6: Double frontage lots or reverse frontage lots shall be discouraged except where lots abut, along their rear line, arterial or collector roads, in which case the rear building line of the lots shall be seventy-five (75) feet from the street right-of-way line. Such lots shall have no right of access to the abutting arterial or collector road.

503.7: Residual Lands: Where a proposed subdivision will leave part of a recorded parcel as a residual property, the following requirements must be met;

1. The residual must be a minimum of twice the size of the minimum required lot size, or it shall be considered another separate lot and must be fully shown and completely described on the plan for review.
2. In the event the applicant does not include non-buildable or constrained lands as part of the lots within the proposed subdivision, such residual land shall be retained by the applicant or transferred to a homeowner's association, municipality, conservancy, or similar entity. Furthermore, the developer shall provide evidence that any recipient entity has the fiscal and administrative capacity to own, pay taxes upon (if appropriate) and maintain such land.
3. **Residual Tract Note:** Any residual lot that does not include an approved sanitary sewer system shall submit a request for such modification to the requirements for sanitary sewerage as required by this Ordinance and DEP. (See Section 508) The following Note from the DEP shall be placed on the plan:

"As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of _____ use. No portion of the residual tract of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and approving agency have approved any required sewage facilities planning for the

residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what type of sewage facilities planning is required and the procedure and requirements.”

503.8: Depth to Width Ratio: The depth of a lot shall not exceed four times the width (4:1). The lot width shall be measured at the building setback line. This 4:1 depth-to-width ratio is intended to ensure that all lots, both present and future, are adequate for access to septic and water systems.

1. For lots that exceed one (1) acre in area and are irregular in shape, the depth-to-width ratio may be calculated using the average width and average depth of the lot, rather than strict measurements at the setback line.
2. When the width of a lot exceeds two hundred (200) feet, the depth-to-width ratio requirement set forth in subsection (a) shall not apply.

503.9: Flag Lots: Flag lots are permitted where all other lot area requirements of this Ordinance are met provided;

1. The minimum setback line on a flag lot shall be measured where the lot meets the minimum width requirement.
2. When calculating the lot area for a proposed flag lot, the area generally within the access strip is excluded from the calculation of the total lot area for that proposed lot.

503.10: Lot Access: Every lot in a subdivision shall abut an existing road, a road created in the plan containing the lot, an access strip abutting an existing road, an access easement provided over another parcel through an easement agreement, or an approved private road or street, as provided for in Section 504.

1. Access strip for a single lot must be a minimum of 25’ wide.
2. Access strip to more than one lot must be 50’ wide.
3. Access strip to a lot that is greater than twice the minimum required lot size must be 50’ wide due to potential for further subdivision and access.

503.11: Adjoiner Lot or Lot Line Revision: A proposed lot consisting of a subdivision of a parcel of land that may or may not meet minimum lot size requirements, that is to be combined to an adjacent lot or parcel that has an existing sewage system provided; (see Section 405)

1. The Adjoiner Lot or Lot Line Revision shall not be considered a separate, stand-alone parcel, but must be combined by legal description to an adjoining parcel.
2. The combined parcels are to be considered for meeting the minimum lot requirements.

3. Both the lot created by combination with an adjoiner and the residual lot must comply with this Ordinance and local zoning ordinances.

503.12: Lot Consolidation: A proposed Lot Consolidation or the act of eliminating an existing property line by combining multiple lots or parcels of land into one (1) lot or parcel with a single deed description for the entire tract provided; (see Section 405)

1. The lot shall not be considered a separate, stand-alone parcel, but must be combined to an adjacent parcel as a combined single parcel.
2. A revised deed that includes a legal description of the entire parcel must be provided at the time of the recording of the subdivision.
3. The combined parcels are to be considered for meeting the minimum lot requirements.
4. The consolidated lots must comply with this Ordinance and local zoning ordinances.
5. The following Note shall be placed on the plan:
“Lot # ____ is not a separate building lot and is to be combined with the adjoining land of (name of landowner and deed reference #) to become one combined parcel with a single deed description.”

503.13: Non-Buildable and Constrained Lands: Within a proposed subdivision, certain lands shall be considered non-buildable or constrained and shall not be considered as part of the net lot area used to determine if lots meet minimum lot area requirements. Constrained lands must be shown on all plans and identified by hatching [\\\\\\\\\\\\] on the plans.

1. Non-Buildable Areas: The following areas are regarded as non-buildable areas:
 - a. Utility line ROWs: All land within the rights-of-way of existing or proposed overhead or underground utility lines.
 - b. Floodways: All land in a designated floodway.
 - c. Open water: All land covered by lakes, ponds, or other open water, natural or man-made.
2. Constrained Lands Deduction: Due to geologic, topographic and hydrologic hazards, the following areas are considered constrained for building:
 - a. Steep slopes: All land with natural ground slopes exceeding twenty percent (20%).
 - b. Wetlands: All wetlands within the boundaries of the development must be delineated according to the criteria set forth in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual as ascribed by Chapter 105 in the 25 PA Code.
 - c. Floodplains: All land in a designated 100-year floodplain.
3. Non-Building Lot: A lot submitted as a non-building lot [requiring no sanitary sewer system] shall submit a request for such modification to the requirements for

sanitary sewerage to the municipality as required by this Ordinance and DEP. (See Section 508)

- a. If approved, such lots shall be hatched [\\\\\\\\] on the final plans, and
- b. The non-building waiver form must be applied for through Pennsylvania Department of Environmental Protection (DEP). A copy of the waiver must be submitted to the Planning Commission for file.
- c. The following Note from the DEP shall be added to the plan:

“As of the date of this deed/plot plan recording, the property/subdivision described herein as Lot #_____ is limited to any express purpose that does not require sewage. No portion of lot #_____ of this subdivision is/are approved by (Municipality) _____ or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of the limited property shall resubmit the plan to the MCRPC for review to determine compliance with municipal and DEP requirements, in order to have this restriction removed from the plan and property shown thereon. The appropriate party shall contact the officials of (Municipality) _____, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.”

503.14: Net Lot Area: Net lot area shall be used to determine if a lot meets minimum lot area requirements contained in Section 503.2. Net lot area is calculated from total (gross) lot area by subtracting the following non-building areas and constrained lands as defined above:

1. 1.00 times the area of utility line ROWs, floodways, and open water;
2. 0.80 times the area in steep slopes or wetlands; and
3. 0.50 times the area in floodplains, or, where a floodway is not designated, 0.75 times the area in floodplains.

Section 504: Street Design Standards

504.1: General Standards:

1. Highway Occupancy Permit from the Pennsylvania Department of Transportation is required for any new access or streets entering a State highway. Confirmation of such a permit may be required prior to approval of major plans.
2. 50-foot minimum access: If lots in a subdivision are large enough for subsequent subdivision, or if a portion of the tract is left as a residual or remainder and not subdivided, suitable access and street openings for such subsequent subdivision shall be provided. Such access and/or street openings shall provide a minimum of fifty (50) feet in width.
3. When the subdivision adjoins property large enough for further development into streets and lots, new streets or reserved right-of-way not less than fifty (50) feet in

width shall be provided to the boundary lines of the adjoining property at location(s) suitable to enable future access to the adjoining property.

4. The arrangement of streets and access to roads (driveways) shall conform to the transportation plan of the comprehensive plan or official map for the local municipality and County.
5. For streets not shown on the master plan or official map, the arrangement shall provide for the appropriate extension of existing streets.
6. Proposed street systems may be required to be integrated into existing or proposed street systems in the immediate area of the proposed development.
7. The developer is encouraged to replicate the street development level to most closely match the predominant character and design of the neighborhood, including streets, curbs, sidewalks, and street trees, nearby the proposed subdivision.

504.2: Street Classification: Street classification refers to the process of categorizing streets based on their function and usage within a transportation system. It helps determine how different streets are designed, maintained, and used, depending on factors like traffic volume, access, and purpose.

504.3: Street Design Requirements:

1. The Municipality may require additional right-of-way or cartway width if unique safety or traffic flow considerations make such standards necessary.
2. All streets shall meet all applicable PENNDOT standards as may be amended from time to time.
3. Applicants should be sure to reference at a minimum the following: PennDOT Publication 70, PennDOT Publication 13M, PennDOT Publication 408, and PennDOT Publication 212.
4. Where new streets are proposed and in areas with steep grades, all new developments shall be designed to meet or exceed the minimum grade and turning radius standards established in relevant PennDOT Publications. Applicants are strongly encouraged to apply more stringent standards where necessary to ensure safe vehicular access, particularly for emergency services and winter maintenance.
5. All intersection geometry, including grades, sight distance and radii, shall conform to the most current applicable PennDOT design standards. Applicants are strongly encouraged to exceed these minimum standards where feasible to promote enhanced safety, reliable emergency vehicle access, and long-term infrastructure performance. All intersections shall be kept free of visual obstructions, including vegetation, signage, and structures, within the required clear sight triangles to maintain safe lines of sight for all users.
6. The applicant shall ensure that all proposed curbing is designed and constructed in full compliance with the applicable Pennsylvania Department of Transportation (PennDOT) specifications. Additionally, where curbs are proposed, the design

shall adhere to all relevant Americans with Disabilities Act (ADA) standards and meet all required PennDOT specifications.

504.4: Sidewalks:

1. The applicant shall ensure that all proposed sidewalks are designed and constructed in full compliance with Universal Design Standards. This includes adherence to all relevant accessibility guidelines, ensuring that the sidewalks are accessible to all individuals, including those with disabilities.
2. The Planning Commission may require the installation of sidewalks when deemed necessary for safety reasons and to accommodate potential pedestrian traffic volume. Such requirements may be imposed in instances where a development abuts or is in close proximity to a school, public park, or other similar uses that are likely to generate significant pedestrian traffic.

504.5: Street Trees:

1. Where street trees are proposed by the developer, the species must be appropriately sized and located according to the following criteria:
 - a. Street trees may not be planted in proximity of either overhead or underground utilities;
 - b. Non-invasive species and generally insect and disease-resistant;
 - c. Be tolerant of pollution and direct or reflected heat;
 - d. Cast moderate shade to dense shade in summer;
 - e. Long-lived (over 60 years);
 - f. Require little maintenance by being mechanically strong (not brittle) and;
 - g. Be able to survive without irrigation within two (2) years after establishment.
2. The selection of specific tree species will generally be left to the applicant. It is recommended the applicant contact the Pennsylvania Department of Conservation and Natural Resources (DCNR) Bureau of Forestry Urban and Community Forestry, the Penn State Extension office or Pennsylvania Landscape & Nursery Association (PLNA). The Planning Commission may reject a selected species if there is clear evidence it cannot be used successfully.
3. If the local municipality has a Street Tree Ordinance, that ordinance shall take precedence over these street tree standards.

504.6: Street Right-of-Way (ROW):

1. The right-of-way shall be measured from lot line to opposing lot line and shall be sufficiently wide enough to contain the cartway, curbs, shoulders, sidewalks, street trees, graded areas and, if they are to be placed within the right-of-way, utilities.
2. The right-of-way width of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street.

504.7: Plans and Compliance:

1. No person shall construct, open, or dedicate any street or road, or any drainage facilities in connection therewith, for public use or travel within Mercer County without first submitting plans thereof to the local municipality in which the subdivision is located and the Planning Commission for their approval. Such plans shall be prepared in duplicate in accordance with such rules or regulations as may be prescribed by this Ordinance and any additional requirements of the local municipality. Plans submitted for review and approval by the Mercer County Regional Planning Commission shall be accompanied by a certified report as prescribed in Section 505.8, Responsibility for Inspection.
2. Said plans shall show the cross-sections, profiles, course, structure of such streets or roads, and the capacity of any drainage facilities and the method of drainage of the adjacent or contiguous territory. Also, said plans shall show any other details that may be required by the local municipality or the Planning Commission. Construction shall be in strict accordance with the preliminary plans as approved.

504.8: Nature of Approval:

1. Approval of a preliminary plan by the Planning Commission and the local municipality shall not constitute approval of the final plan, or of roads or other improvements therein, but it is rather an expression of approval of layout submitted on the preliminary plan as a guide to the preparation of the final plan.
2. The final plan shall be submitted for the approval of the local municipality and the Planning Commission, in that order, upon fulfillment of the requirements of this Ordinance.

504.9: Excavation and Grading:

1. Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings, or as may be revised by the Planning Commission and local municipality, to meet conditions encountered during construction, the excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits, and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way as called for on approved plans, removal of top soil and excavating of ditches, and the construction of fill.
2. Inspection shall be performed and approval granted by the municipality prior to further work.

504.10: Drainage Structures:

1. Where a subdivision or development is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially to the line of such watercourse and of such width as will be adequate to preserve natural

drainage. All joint permits must be in hand prior to any final approvals from the Commission.

2. Drainage structures shown on the approved plans shall be installed to PENNDOT standards and to the satisfaction of the Planning Commission and local municipality.
 - a. Culverts may be corrugated galvanized pipe, high-density polyethylene, plain concrete, or reinforced concrete pipe, as specified on the approved plan, and shall be prepared according to PENNDOT standards.
 - b. Headwalls shall be installed properly and inspected by the municipality. All construction of drainage structures shall meet appropriate PENNDOT standards.
3. Backfilling: After the pipe is laid and inspected, the trench shall be backfilled to a height not exceeding the outside diameter of the pipe with a suitable material installed in four (4) inch layers and thoroughly compacted to the satisfaction of the municipality.
4. Preparation of Sub-Grade: After the drains have been constructed, the sub-grade shall be formed by shaping the graded roadway surface to the approved profile. The surface shall be brought to a firm, thoroughly compacted condition for the width of the base course by rolling with an approved ten-ton power roller, to the satisfaction of the local municipality. Any soft or unsuitable material shall be removed and replaced with suitable material.

504.11: Procedure When a Street or Road is to Remain Private:

1. Responsibility for inspection and supervision of said improvements shall be the same as outlined in Section 504.8, Responsibility for Inspection.
2. A maintenance agreement shall accompany the plan to be recorded, when submitted, which includes the following:
 - a. Identification of the party(ies) responsible for and the means of financing maintenance of the street or road;
 - b. Identification of the responsibilities, financial or otherwise, of owners of property to be served by the street or road, plus indication of approval by said owners;
 - c. Statement that the agreement shall run with the land and, upon any future conveyance of property, the agreement shall be incorporated into and made part of the conveyance binding upon the parties hereto, their successors and assignees;
 - d. The local municipality, if it so desires, shall be named as part of the agreement and may include additional requirements in the interest of the public health, safety, and welfare.
3. Final Plans will not be approved unless the municipal engineer's certified report is filed on the installation of the new streets.

504.12: Construction Standards for Private and Public Streets

1. All components of pavement structure shall be in accordance with PennDOT specifications, Pub 408 and 13M Design Manual.
2. Must be approved by the local municipality.
3. Privately owned and maintained streets serving five (5) or more lots shall be constructed to the standards for local streets.

504.13: Responsibility for Inspection:

1. The municipal engineer shall be responsible for the inspection and oversight of all required improvements. Additional inspection requirements or specifications established by the local municipality must also be followed.
2. Notification of the intent to install the improvement shall be given to the municipal engineer by the developer or agent prior to starting work on the improvement.
3. This procedure does not preclude the local municipality from retaining the right to monitor the installation of new streets if so desired.

504.14: Easements:

1. Utility easements shall be provided, as necessary, with a preferred width of twenty feet or where that is not practical with a minimum width of ten feet.
2. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
3. There shall be a minimum distance of twenty-five (25) feet, measured in the shortest distance, between a dwelling unit and any petroleum products or natural gas transmission line that may traverse the subdivision or development. Such an easement shall be established for such lines on all proposed subdivisions.

Section 505: Water Supply Standards

505.1: General:

1. Every buildable lot shall be provided with a potable water supply of sufficient quality and quantity to at least meet the standards of the Department of Environmental Protection.
2. Individual water wells shall be isolated from the sanitary sewage absorption fields and protected from surface water run-off in accordance with requirements of Pennsylvania State Act 208, as amended.
3. For areas within designated future public or community water service areas a subdivision or land development shall access an available public or community water system and provide public water service to its development. Also, a subdivision or land development shall access an available public or community water system and provide public water service to its development if it meets the criteria in the following Table 506.1.

Table 505.1: Water Supply Distances for Developments

Size of Development	Distance from a public water system ¹
2-4 building lots or EDUs	200 Feet
5-14 building lots or EDUs	500 Feet
15+ building lots or EDUs	1,000 Feet

¹The distance to be measured shall be from the proposed development to the nearest available public water supply line of sufficient size to provide service following a feasible route for connection.

4. Water Connection shall not be required in the following circumstances:
 - a. Inability or lack of capacity of the public system to serve the development as stated in a letter from the local authority responsible for the public system.
 - b. Topographic changes of more than fifteen percent (15%) between the proposed development and existing service area, if the existing service area lies at the lower elevation.
 - c. Intervening environmental conditions that would preclude service, including Agricultural Security Areas.
5. For a subdivision or land development with more than fifteen (15) building lots or 15 EDUs and located within two thousand (2,000) feet of an existing public water system, adequate justification shall be provided if the proposed subdivision will not provide a connection to the existing public water supply system.
6. All proposals for new or extended public water facilities shall include documentation of approval by appropriate permitting authority and/or the municipal, public, or private owner of the water system into which a connection is being made and from which service is being provided.

505.2: System Design and Placement:

1. All waterlines shall be installed in accordance with the requirements and specifications of the local municipality, municipal authority, or private utility company responsible for ownership and maintenance of the system. All water systems must also be approved by, and be in compliance with, the regulations of the Pennsylvania Department of Environmental Protection (PA DEP).
2. The size and design of all water distribution lines, including those serving fire hydrants or intended for future extension, shall be determined and approved by the appropriate overseeing agency or utility provider, in accordance with applicable engineering standards and fire protection requirements.
3. Fire protection shall be provided for all developments connected to a public water supply system. At a minimum, all fire protection measures, including the installation and placement of fire hydrants, shall comply with the applicable standards of the National Fire Protection Association (NFPA). Minimum required fire flow rates and related fire protection infrastructure shall be subject to the review and approval of the Municipal Fire Chief, in accordance with nationally recognized NFPA standards.

Section 506: Sanitary Sewer Standards

506.1: General:

1. All sanitary sewer installations in any subdivision, land development plan, mobile home park, or recreational vehicle park shall be properly connected to an approved and functioning sanitary sewer system approved by the local Municipal Sewage Enforcement Officer and/or the local public sewer operating department/authority and approved by the PA Department of Environmental Protection.
2. For any lot(s) or residual tracts designated as non-building, requiring no sanitary sewer system, a modification to the requirements for sanitary sewerage as required by this Ordinance and DEP is required. (see Section 503)
3. For areas located within designated future public or community sewer service areas, as identified by an applicable comprehensive plan or sewage facilities plan, any subdivision or land development must connect to an available public or community sewer system and provide public sewer service to the development. Also, a subdivision or land development shall access an available public or community sewer system and provide public sewer service to its development if it meets the criteria in the following Table 507.1.

Table 506.1: Developments Requiring Public Sewer Systems

Size of Development	Distance from a public sewer system ¹
2-4 building lots or EDUs	200 Feet
5-14 building lots or EDUs	500 Feet
15+ building lots or EDUs	1,000 Feet

¹The distance to be measured shall be from the proposed development to the nearest available public sewer line of sufficient size to provide service following a feasible route for connection.

4. Connection to a public sewer system shall not be required in the following circumstances:
 - a. Inability or lack of capacity of the public system to serve.
 - b. Intervening environmental conditions that would preclude service, including Agricultural Security Areas.
5. For a subdivisions or land development with more than fifteen (15) building lots or EDUs and located within two thousand (2,000) feet of an existing public sanitary sewer system, adequate justification shall be provided if proposing to not provide a connection to the exiting public sewer system.
6. All proposals for new or extended public sewer facilities shall include documentation of approval by appropriate permitting authority and/or the municipal, public, or private owner of the sewer system into which a connection is being made and from which service is being provided.
7. If a public sewer system is not in place or cannot be extended, the developer must provide an individual on-lot sewage disposal system as approved by the Municipal Sewage Enforcement Officer and/or Department of Environmental Protection. Final plan approval shall not be given until the MCRPC has received written

evidence that the proposed system complies with the Pennsylvania Sewage Facilities Act 537, as amended.

506.2: Sanitary Sewer System Design and Placement:

1. The sanitary sewer system shall be adequate to handle the necessary flow based on complete development.
2. No storm sewers, footer drains, or downspouts shall be connected to any sanitary sewage disposal system.
3. When a developer installs sewer lines to connect with an existing sewer system, the installation shall comply with the system's applicable rules and regulations. If a new sewer system is being developed, the installation shall conform to standards established by the Department of Environmental Protection or other applicable authority. All pipe sizes and related specifications shall be subject to the review and approval of the governing authority, based on applicable standards and site-specific conditions.

Section 507: Water and/or Sewer Facilities Plan Approval

507.1: Preliminary Plan Approval: Where public or community water and/or public or community sewer facilities are to be provided by the developer, such facilities shall be properly shown on the preliminary plans. In addition to showing all related facilities on the plans, the developer shall indicate by letter, the anticipated schedule for installation of such facilities.

507.2: Final Plan Approval: Prior to the approval of the final plan where public or community water and/or sewer facilities are to be provided, the facilities shall have been installed and given final approval by appropriate permitting authority and/or the municipal, public, or private owner of the water and/or sewer system into which a connection is being made and from which service is being provided. Certification that the installation meets with requirements of this Ordinance shall be made by a Pennsylvania licensed professional engineer and submitted with the final plan.

Section 508: Stormwater Management Standards

508.1: Purpose: In accordance with intent and requirements of the Pennsylvania Stormwater Management Act 167 and Mercer County Stormwater Management Plan, as amended, stormwater management facilities shall be provided for subdivisions and land developments as required by the stormwater management ordinance of the municipality in which the development is located.

1. The applicant shall provide documentation from the appropriate municipal authority indicating required stormwater management facilities are planned, designed, and shall be constructed according to the municipal stormwater management ordinance.

1. Erosion and sedimentation control measures shall be provided for subdivisions and land developments involving earth disturbance activities as required by the Pennsylvania Code of Regulations, Title 25, Chapter 102, Erosion Control.
2. Stormwater management is also a requirement of NPDES permits for developments with over 1 acre of earth disturbance and could be more stringent than local ordinances.
3. The requirements of the National Pollutant Discharge Elimination System (NPDES) permit shall take precedence over any conflicting provisions of this ordinance.

Section 509: Open Space / Recreational Land Standards

509.1: A developer or developer may provide open space. The land so designated shall be usable for the purpose intended.

509.2: Size & Location: The area and dimensions of each open space parcel does not need to meet minimum lot requirements so long as it is of such minimum dimensions as to be functionally usable.

509.3: Deed Restrictions: If any lands are dedicated for open space purposes, they shall contain appropriate covenants and deed restrictions approved by the local municipal solicitor ensuring that:

1. The open space will not be subdivided in the future.
2. The use of the open space will continue in perpetuity for the purpose specified.
3. Appropriate provisions will be made for the maintenance of open space; and
4. Common open space shall not be turned into a commercial enterprise admitting the public for a fee.

509.4: Ownership: The type of ownership of land dedicated for open space purposes shall be selected by the owner, developer, or municipality in which the plan resides. Type of ownership may include, but is not limited to, the following:

1. The local municipality, subject to acceptance by the governing body.
2. Other public jurisdictions or agencies, subject to their acceptance.
3. Quasi-public organizations, subject to their acceptance.
4. Homeowner, condominium, or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners in the subdivision.

509.5: Maintenance: The person or entity identified as having the right to ownership or control over the open space shall be responsible for its continuing upkeep and proper maintenance.

Section 510: Survey Monument and Marker Standards

510.1: Monument and Marker Requirements: Survey monuments or markers shall be placed at all points of a land development and subdivision as determined by the following criteria:

1. Monuments shall be concrete with a 3/8" metal dowel in the center at the top. Monument size shall be no less than 6" x 6" x 24" with vertical sides.
2. Markers shall be ferrous metal rods, 1/2" minimum diameter by 30" minimum length or may be standard manufactured steel survey markers of a similar length such as 5/8" rebar 30" long so it may be located at a later time with the assistance of a metal detector.
3. Monuments shall be placed so that the center point shall coincide exactly with the intersection of lines to be marked.
4. Monuments shall be placed so that they are at grade in areas that are not paved, at grade if in a paved area not subject to vehicular traffic, and 4" to 8" below grade if in a paved area subject to vehicular traffic. Monuments set in areas subject to traffic shall be protected with a cast iron frame and access cover of adequate design for truck traffic, or may have double monuments, one above the other, with the top monument flush with the pavement.
5. Markers shall be driven into the ground so as to be approximately flush with the final grade.
6. Monuments shall be set at significant corners in the perimeter boundaries of major subdivisions. Not less than four (4) such monuments shall be required for all major subdivisions. The developer may propose the location of monuments consistent with this section. In general, the Planning Commission will prefer monuments along street rights-of-way and so configured as to provide convenient access to them.
7. Markers shall be set at all lot angles and corners, and at the points of beginning and end of all curves in lot and street lines along the street rights-of-way. Front lot corners may be set along street right-of-way or may alternatively be located by P.K. nail or Mag nails on the street centerline.
8. The surveyor shall provide a certificate that all markers and monuments have been set and installed as shown on the final plan.

ARTICLE VI – LAND DEVELOPMENT STANDARDS

Section 601: Jurisdiction and Additional Plan Requirements

601.1: It shall be unlawful for an applicant to construct Land Developments, as defined in this Ordinance, without complying with the standards set forth in this Article. Additional criteria for specific types of land developments are covered in subsequent Sections in this Article.

601.2: In addition to other preliminary and final plan requirements (See Articles above); the following items shall be included for final plan review for all land developments, as applicable:

1. Proof of approval from all relevant public and governmental authorities or agencies, as applicable, including but not limited to permits for proposed road entrances onto existing roads or highways (from PENNDOT, municipalities, or other relevant entities), as well as any necessary permits or approvals from the Department of Environmental Protection or other federal, state, or local agencies concerning sewage facilities, water obstructions, stormwater management, air quality, or other applicable matters.
2. In the case of multi-owner or multi-tenant developments, proof of the organization and means for management and maintenance of common open space, parking and other common utilities or improvements shall be provided. Instruments demonstrating creation of an association or entity or other means of assuring continuing maintenance shall be required and recorded.

Section 602: Design Standards for Land Developments

602.1: Land developments shall comply with the design standards outlined above, as well as the following design requirements. The Planning Commission acknowledges that the design process may allow for some flexibility, in accordance with Section 503(5) of the Pennsylvania Municipalities Planning Code (MPC).

602.2: Generally, the criteria and design for facilities for transportation and parking shall be based upon accepted professional publications and/or resources, such as The Dimensions of Parking (Washington, D.C.: Urban Land Institute and National Parking Association) or Transportation and Land Development or Traffic Impact Studies For Site Development: A Recommended Practice (both Washington, D.C.: Institute of Transportation Engineers) or the reasonable application of design standards for major subdivisions.

602.3: General Design:

1. The developer shall make satisfactory provision for the improvements necessary to the proper functioning of the development, including but not limited to, street access signs, water supply facilities, sewage disposal facilities and stormwater management.
2. The development plan shall provide for adequate privacy, light, air and protection from noise through building design, street layout, screening, plantings and placement of buildings.
3. All land developments required to submit plans for approval by the Pennsylvania Department of Labor and Industry shall show evidence of such approval.
4. Where applicable, proof of a Highway Occupancy Permit (Penn DOT) or similar driveway/road access permit shall be required.

602.4: Transportation:

1. Vehicular access connections to the surrounding existing street network shall be safe, shall have adequate sight distances, and shall have the capacity to handle the projected traffic.
2. Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or other association or entity. Private

streets shall meet any applicable municipal standards regarding sub-grade preparation, base and surfacing construction, or in the absence of such regulations, shall follow minimum design standards for streets, as described above.

3. In the case of Multi-Building Land Developments, a complete interior pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site. All traffic, parking and pedestrian plans shall be completed using such standard resource criteria as provided by the American Planning Association or the Institute for Traffic Engineers.

602.5: Waste Storage and Disposal: Waste storage and disposal areas for the land development shall be planned and constructed in a way that they are not visible from the public right-of-way or neighboring properties. Fencing or screening may be necessary.

602.6 Stormwater Management: A Stormwater Management Plan meeting the requirements of local municipal Stormwater Management Ordinance and NPDES Post-Construction Stormwater Management regulations and this Ordinance, as applicable.

602.7: Off-Street Parking Requirements: A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking and access layout is safe and adequate for the proposed development including residents, employees, seating capacities, allowed public or customer occupancy, based upon standard building capacity and the number of spaces per anticipated development type or based on local building code requirements.

1. Necessary parking shall include ADA (Americans with Disabilities Act) compliant spaces, based on the total number of spaces.
2. Required parking spaces shall be located on the same lot with the principal use.
3. Shared parking may be accepted when a recorded agreement is provided and easement may be shown on the plans.
4. Off-street parking areas shall be appropriate based on the configuration of parking spaces and must accommodate turning movements for emergency vehicles and school buses, in accordance with accepted safety standards and guidelines.
5. Where an existing lot does not abut on a public or private street, alley, or easement of access, there shall be provided an access drive leading to the parking or storage areas or loading spaces. Such access drive shall be consistent with requirements for private streets or access drive rights-of-way in this Ordinance.
6. All parking and loading areas and access drives shall have either:
 - a. A mud and dust-free surface, graded with positive drainage, and using permeable material to reduce flow of surface water. This option is only allowed for parking lots of less than forty (40) spaces.
 - b. Paved off-street parking lots larger than twenty thousand (20,000) square feet shall include planting strips between the parking lot and all lot lines, designed to support stormwater management and enhance aesthetics. These areas should incorporate landscaping elements such as trees, shrubbery, and/or annual plants, with an emphasis on permeable materials. The interior of the

parking lot shall allocate a minimum percentage of space for landscaping, as appropriate, to assist with stormwater management. Drainage plans may incorporate these landscaped areas to help manage surface water runoff.

602.8: Screening, Landscaping and Setbacks:

1. All proposed parking lots, loading areas, and other potentially disruptive land uses shall be appropriately screened or buffered from adjacent properties, streets, and residential areas. Screening may include a combination of fencing, walls, berms, and/or landscaping, chosen based on site conditions, the nature of adjacent uses, and aesthetic or environmental goals. The design of screening should prioritize visibility reduction, privacy, and noise mitigation, while also being compatible with the surrounding landscape and built environment.
2. All proposed Landscaping shall be provided to enhance the aesthetic quality of the development and to reduce the visual and environmental impacts of parking areas, impervious surfaces, and buildings. Landscaping shall be designed with a focus on sustainable practices, such as the use of native plants, drought-tolerant species, and permeable materials that contribute to stormwater management and reduce urban heat island effects.
3. Setbacks for buildings, parking areas, and other developments shall comply with the minimum distances outlined in the local zoning ordinance. However, flexibility in setback requirements may be granted where site-specific conditions (e.g., topography, environmental constraints, or pedestrian-friendly goals) support alternative designs. Where feasible, setback areas should incorporate green spaces or landscaping features that contribute to the environmental and aesthetic quality of the site.
4. The landscaping and screening designs shall be coordinated with stormwater management plans, including the use of permeable surfaces, retention ponds, or bio-swales where appropriate. These designs should support natural water flow, enhance groundwater recharge, and reduce surface water runoff, helping to meet local and regional stormwater requirements.

602.9: Exterior Lighting: Exterior lighting, when used, shall be of a design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineer Society. Specifically, lighting shall be designed to reduce glare and excessive illumination to surrounding properties or streets while providing for public safety.

602.10: Water and Sewer: Water and Sanitary Sewer service shall be provided in accordance with local standards and requirements as specified in Article 5 of this Ordinance, substituting EDU-based information for lot-based information as applicable.

602.11: Utilities:

1. Gas, electric, telephone and cable utilities shall be located on land developments in accordance with utility company standards and requirements.
2. All such utilities shall be within maintenance easements.
3. All such utilities shall be located underground unless other conditions on-site are shown to prohibit this.

Section 603: Additional Standards for Commercial and Industrial Land Developments

The following standards shall apply to all commercial, industrial and similar land developments:

603.1: Transportation:

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

603.2: Large Parking Areas: Parking areas in excess of twenty thousand (20,000) square feet shall maintain easements to connect to existing or potential future parking lots on the same or adjacent parcels.

603.3: Setbacks and Yard Sizes: Building setback lines shall be as specified by the local zoning ordinance. Where no local ordinance is in effect, the following standards shall apply for setbacks and yard sizes:

1. Front Yard: The front yard setback from the street right-of-way line shall be no less than thirty (30) feet, unless the applicant demonstrates that a reduced setback better supports the character of the surrounding community, enhances pedestrian connectivity, or contributes to an integrated neighborhood or community design.
2. Side Yard: Side yard setback lines shall be not less than twenty (20) feet. Setback lines shall increase three (3) feet for every one thousand (1,000) square feet gross floor area above forty thousand (40,000) square feet. The applicant demonstrates just cause to maintain a setback that aligns with the character of the surrounding community.
3. Rear Yard: Rear yard setback lines shall be not less than thirty (30) feet, unless the applicant demonstrates just cause to maintain a setback that aligns with the character of the surrounding community.

603.4: Landscaping and Screening: Commercial and industrial developments adjacent to existing residential areas or platted residential lots, appropriate landscaping and screening measures shall be implemented to minimize visual and operational impacts and to maintain compatibility with the surrounding community character:

1. The exact screening method, plant selection, and layout may vary based on site-specific conditions, development scale, adjacent land use, topography, and existing vegetation. The commission may approve alternative designs that meet the intent of these standards providing effective buffering, supporting stormwater management goals, and respecting the character of the surrounding area.

2. A landscaped buffer shall be provided along shared boundaries with residential properties. This buffer should include an earthen berm, mix of trees, shrubs, and other plantings arranged to form a visual screen. The design, plant density, and species selection shall ensure an effective year-round buffer appropriate to the site's context.
3. Screening shall include a solid or semi-solid fence or barrier, a minimum of six (6) feet in height, placed along residential boundaries.
 - a. Vegetative screening, consisting of trees, shrubs, and other plantings, shall be installed along the outer side of the barrier to enhance aesthetics and improve opacity.
 - b. Where feasible, existing natural vegetation that provides a consistent visual screen for at least six (6) months of the year may be preserved in lieu of new plantings, provided it supports stormwater and erosion control objectives.
 - c. Buffer areas are separate from and in addition to required yard setbacks.

Section 604: Additional Standards for Multi-Family Dwelling Developments

604.1: Jurisdiction Exception: As authorized by the Pennsylvania MPC, the conversion of an existing single-family detached dwelling into not more than three (3) residential units (unless such units are intended to be a condominium) shall be exempt from the requirements of this Article.

604.2 Recreation Area: Multi-family dwellings shall reserve no less than ten percent (10%) of total lot area as passive or active recreation space for the benefit of residents. This land shall be suitable for the purpose for which it is proposed.

604.3 Density: All multiple-family dwelling land developments shall comply with the following standards of Table 604.3.

Table 604.3: Multiple-Family Dwelling Lot Standards

Lot Requirements	With Public Sewer	With Approved On-Lot Sewer Systems
Minimum Lot Area	12,000 square feet for first unit, plus 4,000 square feet for each additional unit thereafter.	1 Acre for the first 3 units, plus 10,000 square feet for each additional unit thereafter.
Minimum Lot Width	100 feet	100 feet
Minimum Front Yard	40 feet	40 feet
Minimum Side Yard	40 feet	40 feet for the first 3 units plus 1 foot for each additional unit thereafter.
Minimum Rear Yard	40 feet	40 feet
Maximum Height	35 feet	35 feet
Maximum Lot Coverage	25%	20%

Section 605: Additional Standards for Energy Generation Facilities

605.1: Exception to Jurisdiction: Energy Generation Facilities shall be considered a major land development and comply with this Ordinance unless it is an applicable accessory structure, clearly incidental to the landowner, operation of a business, or similar entity for non-commercial use.

1. **Access:** Energy Generation Facilities must be accessible via a public street or easement to a public street, and may require a state highway occupancy permit. Facility contact information must be posted on-site and visible for emergency management personnel. The Mercer County 911 address application must be submitted as soon as the driveway cut is determined.
2. **Secured Area:** The facility site shall be enclosed to restrict unauthorized access. Fencing, not to exceed eight (8) feet in height unless otherwise approved, shall be used for security.
 - a. Secure gates must allow emergency access, with provisions for 911/emergency services (e.g., Knox boxes or coded entry) as approved by local emergency management.
 - b. Larger developments may require designated emergency access routes and any necessary secondary access points, which must be maintained in functional condition at all times.
3. **Setbacks:** Energy Generation Facilities shall comply with the applicable setback or yard requirements of this Ordinance or any relevant municipal zoning ordinance. Modifications may be considered where supported by appropriate documentation, provided safety and compatibility with neighboring uses are maintained.
4. **Landscaping and Screening:** Existing onsite vegetation shall be preserved to the maximum extent practicable, except as required for installation and operation of the facility, access driveways, utilities and stormwater management facilities. Required buffer and screening planting shall be located on the same property as the development, including any existing vegetation preserved to meet this requirement. Screening shall be located on the site and outside of the required security fencing that surrounds the fenced facility area. Landscaping and screening of an Energy Generation Facility shall be in accordance with this Ordinance or local Municipal zoning ordinance, if applicable.
5. **Stormwater Management:** A Stormwater Management Plan meeting the requirements of local municipal Stormwater Management Ordinance and NPDES Post-Construction Stormwater Management regulations and this Ordinance, as applicable.

ARTICLE VII – MOBILE HOME PARK REQUIREMENTS

Section 701: Jurisdiction and Applicability

701.1: The development of a Mobile Home Park, as defined in this Ordinance, shall meet all relevant and applicable standards set forth in this Article and adhere to the laws and

regulations of the Commonwealth of Pennsylvania, including local zoning ordinances and codes.

701.2: The standards set forth under this Article are intended for those mobile home parks where lots within the park are for rental or lease only.

701.3: Where it is intended by the owner or developer to offer Mobile Home lots for sale, the development shall be regarded as a standard subdivision and land development and the standards set forth in this ordinance, shall be applicable.

Section 702: Mobile Home Park Plan Requirements

In addition to other preliminary and final plan requirements for subdivision and land developments above; the following items shall be included for review for all Mobile Home Parks, as applicable:

702.1: Where a mobile home park is proposed for construction in a series of stages, a preliminary plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

702.2: Permits: In addition to the rules and regulations specified in this Ordinance, the developer shall submit any needed permits or approvals from other County and/or State agencies. Compliance with UCC, drinking water, sanitary sewage facilities and solid waste disposal regulations will be required.

702.3: Certification of Registration: All applications for the Certificate of Registration shall be made by the owner of the mobile home park or their authorized representative.

702.4: Plan Requirements: Land development plans shall be submitted as required in Section 302 as outlined for sketch plans, preliminary plans and final plans.

Persons, firms, or corporations proposing to open a mobile home park in Mercer County shall not proceed with any construction work on the proposed park unless and until they have obtained, from the Planning Commission, written approval of the preliminary plan of the proposed park according to the land development procedures within this ordinance.

In addition to the applicable requirements of Article IV, Plan Requirements all applications for Mobile Home Parks shall also contain the following:

1. Name, mailing address, legal address and telephone number of applicant and of the owner of the land, if a different person.
2. Interest of the applicant in the proposed mobile home park.
3. Location, address and legal description of the entire proposed mobile home park site.
4. Complete engineering plans and specifications, in addition to the previously mentioned items, of the proposed mobile home park showing:

- a. The number, size and location of the proposed mobile home sites and other parking areas;
- b. The location, right-of-way and surfaced roadway width, roadway design and walkways;
- c. The proposed interior vehicular and pedestrian circulation patterns;
- d. The location of service buildings, sanitary stations and any other existing or proposed structures;
- e. The location of water and sewer lines and riser pipes;
- f. Plans and specifications of the water supply, sewage disposal and refuse facilities. These plans shall be approved by the municipality, the Municipal Sewage Enforcement Officer, or the Pennsylvania Department of Environmental Protection, as appropriate, prior to final plan approval;
- g. Plans and specifications of all permanent buildings constructed or to be constructed within the mobile home park.
- h. The locations and details of area lighting, electric and gas systems as related to all applicable codes and sound engineering practice.

702.5: Planning Commission Action: The Planning Commission shall review the preliminary plan in accordance with this Ordinance.

702.6: Filing: Following approval, the developer shall file one copy of the approved plan with the Mercer County Recorder's Office within ninety (90) days. Should the developer fail to file such plan within said period, the approval shall be null and void.

702.7: Specific Mobile Home Park Design Requirements:

1. **Minimum Area of Tract or Park:** The minimum area of the tract or park shall be five (5) acres. The site shall be designed so that soil conditions, groundwater level, drainage and topography shall not create hazards to the property, health, or safety of the occupants or adjacent property owners.
2. **Length of Residential Occupancy:** Parks shall be designed to serve the long-term placement of mobile homes.
3. **Individual Lots:** The planning and location of individual lots shall be guided by the following requirements:
 - a. **Access:** Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
 - b. **Size:** Each mobile home lot shall have a minimum lot width of fifty (50) feet and a minimum area of five thousand (5,000) square feet.
 - c. **Yard Requirements:**
 - 1) Mobile homes shall be parked on each lot so that there will be a minimum of ten (10) feet between the mobile home and appurtenant structures to any adjacent side or rear lot line.
 - 2) There shall be a minimum of twenty (20) feet between an individual mobile home, attached structure and accessory structure, to the paved area or

cartway of a private interior park street or common parking area. The setback from the right-of-way of any public street or highway shall be to thirty-five (35) feet.

- 3) Mobile homes shall be located a minimum of twenty (20) feet from any structures on adjacent lots or common open space.
- 4) Secondary entranceways may utilize stoops, landings, patios, or awnings that may extend to a depth of five (5) feet within the ten (10) foot yard requirements.
- d. Identification: Each lot shall have a number placed on the lot either in the form of a sign or directly on the mobile home. It shall be arranged in such a way so that it is visible from the road on which the mobile home or lot is fronting. 911 Address shall be applied for.
- f. Stormwater Management: A Stormwater Management Plan meeting the requirements of local municipal Stormwater Management Ordinance and NPDES Post-Construction Stormwater Management regulations and this Ordinance, as applicable.
- g. Mobile Home Stands:
 - 1) The location of each mobile home stand shall be at such elevation, distance and angle in relation to the access street so that the removal of the mobile home is practical.
 - 2) The size of each mobile home stand shall be suitable for the general market to be served by the individual park, be sufficient to fit the dimensions of mobile homes anticipated, and sufficient to handle any appurtenant structures and appendages, including prefabricated "Florida rooms," car ports and storage structures.
 - 3) A one percent (1%) to five percent (5%) gradient longitudinal crown or cross gradient for surface drainage shall be provided.
4. Parking Spaces: Car parking spaces, at a minimum size of 8 x 18 feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least two (2) parking spaces for each mobile home lot, located in adjacent parking bays. If no on-street parking is permitted, then an additional parking space for each four (4) lots shall be provided for guest parking and for delivery and service vehicles. Required car parking spaces shall be located for convenient access to the mobile home.

ARTICLE VIII – RECREATIONAL VEHICLE PARK REQUIREMENTS

Section 801: Jurisdiction and Applicability

801.1: The development of a Recreational Vehicle Park, as defined in this Ordinance, shall meet the standards set forth in this Article.

801.2: The standards set forth under this Article are intended for those recreational vehicle parks where lots within the park are for seasonal rental or lease only.

Section 802: Recreational Vehicle Park Plan Requirements

In addition to other preliminary and final plan requirements for subdivision and land development above; the following items shall be included for review for all Recreational Vehicle Parks, as applicable:

802.1: Where a Recreational Vehicle Park is proposed for construction in a series of stages, a preliminary plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as planning for any subsequent stages.

802.2: Permits: In addition to the rules and regulations specified in this Ordinance, the developer shall submit any required permits or approvals from other County and/or State agencies. In particular, compliance with drinking water, sanitary sewage facilities and solid waste disposal regulations will be required.

802.3: Plan Requirements: Plans shall be submitted as outlined for sketch plans, preliminary plans and final plans. Persons, firms, or corporations proposing to open a recreational vehicle park in Mercer County shall not proceed with any construction work on the proposed park unless and until they have obtained, from the Planning Commission, written approval of the preliminary plan of the proposed park according to the land development procedures within this Ordinance.

In addition to the applicable requirements of Article IV, Plan Requirements, all applications for Recreational Vehicle Parks shall also contain the following:

1. Name, mailing address, legal address and telephone number of applicant and of the owner of the land, if a different person.
2. Interest of the applicant in the proposed recreational vehicle park.
3. Location, address and legal description of the entire proposed mobile home park site.
4. Complete engineering plans and specifications of the proposed mobile home park showing:
 - a. The area and dimensions of the entire tract of land;
 - b. The land uses occupying the adjacent properties;
 - c. The number, size and location of the proposed Recreational Vehicle sites and other parking areas;
 - d. The location, right-of-way and surfaced roadway width, roadway design and walkways;
 - e. The proposed interior vehicular and pedestrian circulation patterns;
 - f. The location of service buildings, sanitary stations and any other existing or proposed structures;
 - g. The location of water and sewer lines and riser pipes;

- h. Plans and specifications of the water supply, sewage disposal and refuse facilities. These plans shall be approved by the municipality, the Municipal Sewage Enforcement Officer, or the Pennsylvania Department of Environmental Protection, as appropriate, prior to final plan approval;
- i. Plans and specifications of all buildings constructed or to be constructed within the recreational vehicle park.
- j. The locations and details of area lighting, electric and gas systems as related to all applicable codes and sound engineering practice.

802.4: Planning Commission Action: The Planning Commission shall review the preliminary plan as submitted in accordance with this Ordinance.

802.5: Specific Recreational Vehicle Park Design Requirements:

1. **Lot Area Requirements:** The planning and location of individual recreational vehicle lots shall be governed by the following minimum requirements:
 - a. **Lot Area:** Recreational vehicle lots shall be designated to accommodate a minimum width of thirty (30) feet and shall not be less than one thousand five hundred (1,500) square feet in total area, excluding right-of-ways and the environmental constraints stated in Section 602. Such size is considered to accommodate parking for one recreational vehicle, one automobile parking space, an accessory structure and related outdoor facilities (grill, picnic tables, benches, etc.).
 - b. **Setback Requirements:** Front setback for recreational vehicle units shall be fifteen (15) feet along any road or street.
 - 1) Side Setback 5' minimum to closest point
 - 2) Rear Setback 5' minimum to closest point
 - c. However, structures, such as bathhouses, administration offices, recreation centers and other ancillary facilities of a permanent nature, shall be setback from adjacent or access streets seventy-five (75) feet as measured from the centerline of the street or roadway.
2. **Perimeter Requirements:**
 - a. When abutting residentially developed properties, a buffer strip with a minimum width of thirty (30) feet shall be provided parallel to the park property line. When abutting non-residential properties, the buffer strip shall be twenty (20) feet from the park property line.
 - b. When abutting an existing dedicated public right-of-way, the setback shall be seventy-five (75) feet as measured from the street or roadway centerline, or twenty-five (25) feet from the existing right-of-way, whichever results in the greater setback distance.
3. **Roadway Design Standards:** Recreational vehicle park roads shall be designed for the safe and convenient movement of recreational vehicles minimizing disturbance of the natural environment. The internal street system shall be generally as outlined in Article VI, Land Development Design Standards.

4. Parking Spaces: Car parking spaces, at a minimum size of 8 x 18 feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests. Such facilities shall be provided at the rate of at least one-and-a-half (1.5) parking spaces for each recreational vehicle lot and shall be on the recreational vehicle lot or in designated parking areas. No on-street parking shall be permitted for safety reasons.
5. Recreation: At least ten (10%) percent of the park area should be reserved for active and passive recreation purposes with appropriate location, dimensions and topographic characteristics that lend themselves to recreational use. Such area shall exclude required buffers and setbacks.
6. Ancillary Services: The developer may include certain ancillary services such as a laundromat, camp store, grocery store, office, bathhouse, caretaker's residence, etc., provided that such services shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park.
7. Plans and Compliance: No person shall construct, open, or dedicate any road, or drainage facilities in connection therewith, for public use or travel in Mercer County without submitting plans thereof to the Planning Commission for approval. Such plans shall be prepared in duplicate in accordance with these regulations. Plans for review and approval shall be accompanied any report as prescribed in this Ordinance.
 - a. Said plans shall show the profiles, course, structure of such roads, capacity of any drainage facilities and the method of drainage of the adjacent or contiguous territory. Construction shall be in accordance with street specifications and the final plan as approved.
 - b. Subsequent to final plan approval where new streets are to be constructed, the streets shall be installed and a certified report, prepared by a registered professional engineer, as outlined in this ordinance, shall be submitted. Such street shall also be inspected by the Municipal Engineer and recommendation forwarded to the Municipal Secretary.
8. Excavation and Grading:
 - a. Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings or as may be revised by the Planning Commission to meet conditions encountered during construction, the excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits, and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way, as called for on approved plans, removal of top soil and excavating of ditches, and the construction of fill.
 - b. Inspection shall be performed and approval granted by the governing body of the local municipality prior to further work.
 - c. All drainage structures shown on the approved plans shall be installed to current State standards.
9. Stormwater Management: A Stormwater Management Plan meeting the requirements of local municipal Stormwater Management Ordinance and NPDES

Post-Construction Stormwater Management regulations and this Ordinance, as applicable.

802.9: Fire Prevention Requirements:

1. General: For the safety and welfare of the occupants of the recreational vehicle park, the following fire prevention regulations shall be complied with. All fire safety plans shall be approved by the Fire Chief of the municipality, according to nationally accepted standards (NFPA).
2. Fire hydrants shall, hereafter be required in any new recreational vehicle park of ten (10) lots or more, where the extension of central water lines, whether public or private, are proposed for the recreational vehicle park development.
 - a. Hydrant Size and Type: All hydrants installed shall be of a standard size and type, as specified by the Planning Commission, and the Fire Chief of the municipality, according to nationally accepted standards.
 - b. Spacing: Hydrant spacing shall be adequate to serve all lots within the recreational vehicle park. Hydrants shall be located not more than one thousand (1,000) feet apart from one another. Where an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - c. Location: Hydrants shall be located within dedicated public utility or right-of-way easements.
 - d. Design: The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the recreational vehicle park.
3. In areas where there are no central water line extensions proposed, the following standards for fire prevention shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
4. Tank System: Approved underground, static water tanks of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - a. The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - b. Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inches square covered by either a removable type lid or a hinged type lid.
 - c. Each tank shall have an approved outlet above ground, no less than four-and-one-half (4-1/2) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least two (2) two-and-one-half (2-1/2) inch outlets.
5. Pond System: A water pond shall be located in such a way as to service all park lots. The pond shall be utilized by a "dry hydrant" type of outlet. The volume of water within the pond shall be sufficient, as determined by the Fire Chief of the

municipality and Municipal Engineer according to nationally accepted standards, to adequately serve all park lots. In addition, a cyclone fence at a minimum height of six (6) feet with single strand barbed wire shall enclose the pond.

ARTICLE IX – ADMINISTRATION

Section 901: General Administration

This Ordinance shall be administered by the Mercer County Regional Planning Commission whose powers and duties are specified herein. Mercer County Regional Planning Commission staff shall be the point of contact for communications and receipt of applications and plans under this Ordinance, and for ensuring orderly and expeditious processing of all subdivision and land development applications and plans.

Section 902: Filing Fee and Review

The filing fee for subdivision and land development plans shall be established by resolution of the Mercer County Board of Commissioners. Review fees shall also include the field inspection of such plats, plans, or site plans or their final inspection. The fees charged shall be in accordance with this ordinance and of the MPC, as may be amended from time to time.

Section 903: Modification of Specific Plan Requirements

1. The Planning Commission, when acting upon applications for preliminary, final, major, or minor subdivision approval, or land development (to include all commercial, industrial, mobile home park, or recreational vehicle park and similar non-residential developments) shall have the power to grant such modifications from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions of this Ordinance, if the literal enforcement of one or more provisions of this Ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
2. 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.
3. The Planning Commission shall keep a written record of all action on all requests for modifications.

Section 904: Preventive Remedies

The Planning Commission may refuse to or grant any approval necessary to further improve or develop any real property that has been developed or that has resulted from a subdivision of real property in violation of any ordinance adopted pursuant to this Ordinance. This authority to deny such 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.
5. 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 developer or subdivider must be in compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 905: Enforcement Remedies

1. Any person, partnership, or corporation who or which has violated the provisions of this Ordinance, upon being found liable therefore in a civil enforcement proceeding commenced by the County, shall pay a judgment of not more than five hundred dollars (\$500) plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. No judgment shall commence or be improved, levied, or payable under the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the County 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.
2. The court of common 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.
3. Nothing contained in this Section shall be construed or interpreted to grant, to any person or entity other than the municipality, the right to commence any action for enforcement pursuant to this section.

Section 906: Revision and Amendment

The Planning Commission may revise, modify and amend this Ordinance by appropriate action in accordance with the Municipal Planning Code, Act 247, as amended.

Section 907: Mediation Option

The Planning Commission and subdivider or developer may choose to complete the approval proceedings of this Ordinance by way of the mediation option. In exercising such an option, the Planning Commission and mediating parties shall meet the stipulations and follow the procedures set forth in Article IX, Section 908.1 of the MPC, Act 247, as amended.

Section 908: Planning Commission Records

1. The Planning Commission shall keep a record of its findings, decisions and recommendations relative to all subdivision and land development plans submitted filed with it for review.
2. All records of the Planning Commission relative to subdivision and land development plans shall be public records.

Section 909: Exhibits

The exhibits contained in the Appendix section of this Ordinance are hereby adopted by reference to be used in conjunction with the plan requirements and design standards of this Ordinance by the Planning Commission, developer or subdivider, engineer, or any other applicable person utilizing these requirements.

ARTICLE X – IMPROVEMENT GUARANTEES

Section 1001: Improvement Guarantees

Before approving any major subdivision or land development plan including improvements required by this Ordinance, the Planning Commission shall require a written and signed developer's agreement that proposed streets and other improvements required by this Ordinance shall be installed by the applicant in accordance with the design standards and specifications of this Ordinance, within a specified time period. Said agreement shall also provide for site maintenance during construction, and development-related activities including, but not limited to maintenance of adjacent streets and roads, hours of operation, temporary signage, and inspection schedules. The Planning Commission shall ensure that the required improvements have been installed according to this Ordinance by either of two alternatives prescribed below and in accordance with the PA Municipalities Planning Code:

Section 1001.1: Completion of improvements prior to final approval

Prior to final plan approval, the applicant shall complete, in a manner satisfactory to the Municipal Engineer and the Planning Commission, all improvements required in this Ordinance and as specified in the preliminary subdivision or land development plan approved by the Planning Commission, and shall offer for dedication the same to the host municipality in accordance with these regulations. Final plan approval shall not be granted until the dedication of improvements has been accepted by the host municipality.

Section 1001.2: Guarantee of completion of improvements

In lieu of requiring the completion of all improvements prior to final subdivision or land development plan approval, the applicant shall enter into an agreement with the Municipality whereby the applicant shall guaranty, by deposit with host Municipality of financial security, the completion of all streets and other improvements required by this Ordinance and as specified in the proposed final plan in a manner satisfactory to the Municipal Engineer and the Planning Commission. The final plat or record plan shall not be signed nor recorded until the written financial improvements' agreement is executed and financial security satisfactory to the host municipality has been posted.

1. Financial security shall be of a type and in amounts prescribed by, and meet requirements of, the PA Municipalities Planning Code.
2. Procedures and requirements for administering financial security, including release of financial security and remedies to effect completion of improvements, shall be as prescribed by the PA Municipalities Planning Code.
3. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

Section 1001.3: Guarantee of structural integrity and maintenance

1. The applicant shall be responsible for maintenance of all required improvements after certification of their completion for a period of eighteen (18) months or until acceptance of improvements whichever is later.
2. Following completion of required public improvements and prior to acceptance by the host municipality, the applicant shall post financial security to secure the structural integrity of the improvements and to guarantee the proper functioning of those improvements in accordance with the design standards of this Ordinance. Financial security shall be of a type prescribed by the Municipalities Planning Code and shall be for a period of 18 months from the date of acceptance of the improvements. The amount of the maintenance security shall be 15% of the actual cost of installation of the improvements.

Section 1002: Dedication of Improvements

1. Streets and other public improvements shown on a subdivision or land development plan to be recorded shall be offered for dedication to the host municipality and/or Crawford County by formal notation thereof on the plan, or the applicant/owner shall note on such plan where any improvements have not been offered for dedication.

2. Upon completion of the inspection and approval of the public improvements, the developer shall submit a request in writing to accept the dedication of the public improvements. The request for acceptance shall include deeds of dedication and all other legal descriptive documents. The governing body of the host municipality may accept dedication of the approved public improvements by legal action in accord with appropriate local government code.
3. Every street or other improvement shown on a subdivision or land development plan shall be deemed to be a privately-owned street or improvement until such time as the same shall have been offered for dedication to the host municipality and accepted by ordinance or resolution, or until it shall have been condemned for use as a publicly-owned street, park or other improvement.

ARTICLE XI – ENACTMENT

Section 1101: Repealer

All ordinances, or parts thereof, conflicting herewith are hereby repealed. Specifically repealed is the Subdivision and Land Development Regulations of Mercer County adopted by the Board of County Commissioners on January 1, 2006, as amended.

Section 1102: Enactment

ENACTMENT: Be it ordained and enacted by the Board of County Commissioners of Mercer County, Pennsylvania, and it is hereby ordained and enacted by the Authority of the same, that from and after the passage of this Ordinance, all design standards and review procedures for subdivision and land development applications shall be in full force and effect. ENACTED AND ORDAINED THIS 28th DAY OF August, 2025.

APPENDICES

Typical Exhibits for Preliminary & Final Plans

Signed and Notarized at the time of recording:

OWNER'S CERTIFICATION

(I or We),

_____,
(Name of owner or owners; name and title of legally authorized officer or representative)

the undersigned, hereby declare that

(I or we or name of partnership, corporation, etc.) (is or are) the owner(s) of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's(s') consent, and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this ____ day of _____, 20__.

(Owner signature)

(Owner signature)

ACKNOWLEDGEMENT

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named

(Name of owner or owners; name and title of legally authorized officer or representative)

who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this ____ day of _____, 20__.

SEAL

(Notary Public)

My commission expires the ____ day of _____, 20__.

PROFESSIONAL CERTIFICATION

I, _____, a Professional

(Name of professional) (Surveyor, Engineer, Landscape Architect)

of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is my work; that this plan is true and correct to the standards of the Crawford County Subdivision and Land Development Ordinance; that the

monuments shown thereon exist as located; that the dimensional and geodetic details are correct; and that the survey has been prepared in accordance with the "Pennsylvania Engineer, Land Surveyor, and Geologists Registration Law," PL 913, No. 367.

SEAL
(Professional's Name)

(Professional's Registration No.)

(Date)

NOTICE OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION'S REQUIREMENT FOR A HIGHWAY OCCUPANCY PERMIT

NOTICE: A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted.

Plan Approval Expiration Box

PLAN IS NULL AND VOID UNLESS
RECORDED BY

NO DEEDS MAY BE TRANSFERRED
UNTIL PLAN IS RECORDED.

Approval Boxes for Preliminary & Final Plans

For Municipalities without their own subdivision and land development ordinance and use this Ordinance.

MERCER COUNTY REGIONAL PLANNING COMMISSION APPROVAL

The foregoing plan shown hereon was approved by the Mercer County Planning Commission the ____ day of _____, 20__.

SEAL
(MCRPC authorized designee)

For Municipalities with their own subdivision and land development ordinance that do not use this Ordinance. See also the municipality for additional blocks.

MERCER COUNTY REGIONAL PLANNING COMMISSION REVIEW

The foregoing plan shown hereon was reviewed by the Mercer County Planning Commission the ____ day of _____, 20__.

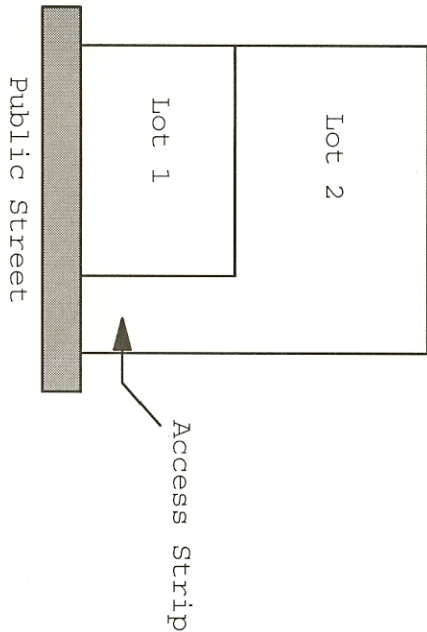
SEAL
(MCRPC authorized designee)

Minor subdivisions completed inhouse will be dated when all documents are received.

For major subdivisions or land development where improvements required an additional acceptance box needs to be noted on the drawings.

DATE OF ACTION: _____ (<i>INSERT MUNICIPAL NAME</i>) _____	DATE OF APPROVAL: _____ (all conditions met) _____
_____ CHAIRMAN	_____ SECRETARY

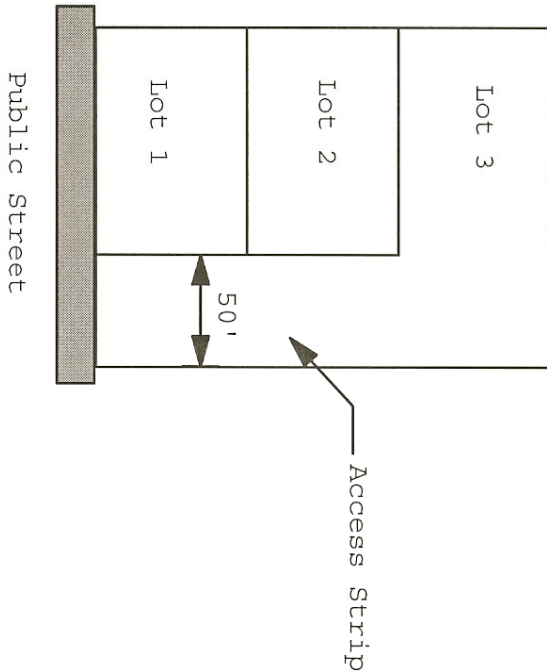
FLAG LOTS



NOTES

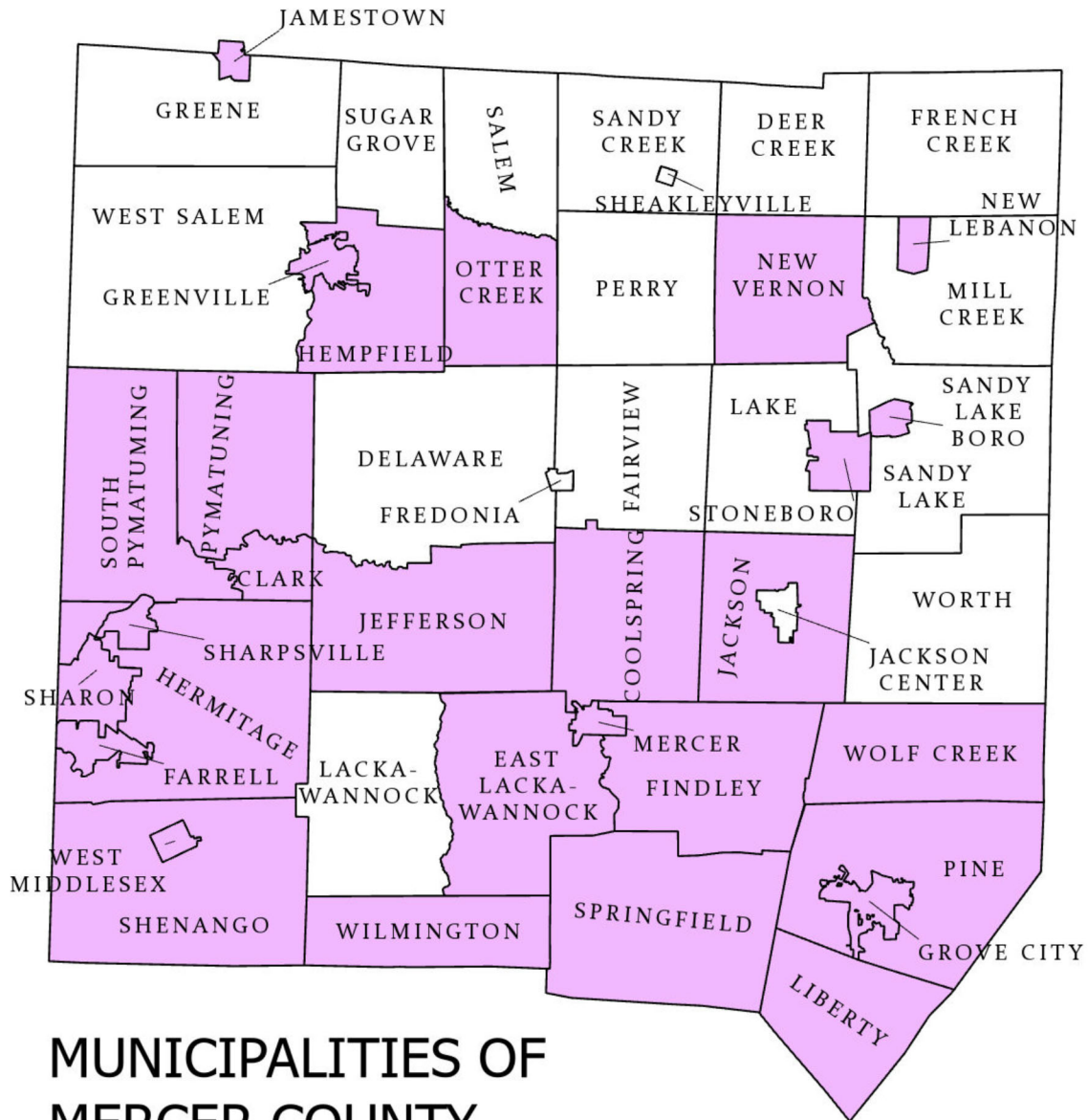
1. Lot 1 has access to the public street.
2. Lot 2 has access to the public street through an Access Strip.
3. If Lot 2 is large enough to be resubdivided, then the Access Strip shall be at least 50' wide.
4. If Lot 2 is not large enough to be resubdivided, then the Access Strip width may be less than 50' but no less than 20'.

FLAG LOTS



NOTES

1. Lot 1 has access to the public street.
2. Lot 3 has access to the public street through a 50' Access Strip.
3. Lot 2 has access to the public street through an easement over the Access Strip owned by lot 3.
4. The Access Strip must be at least 50' wide when it services more than 1 lot.



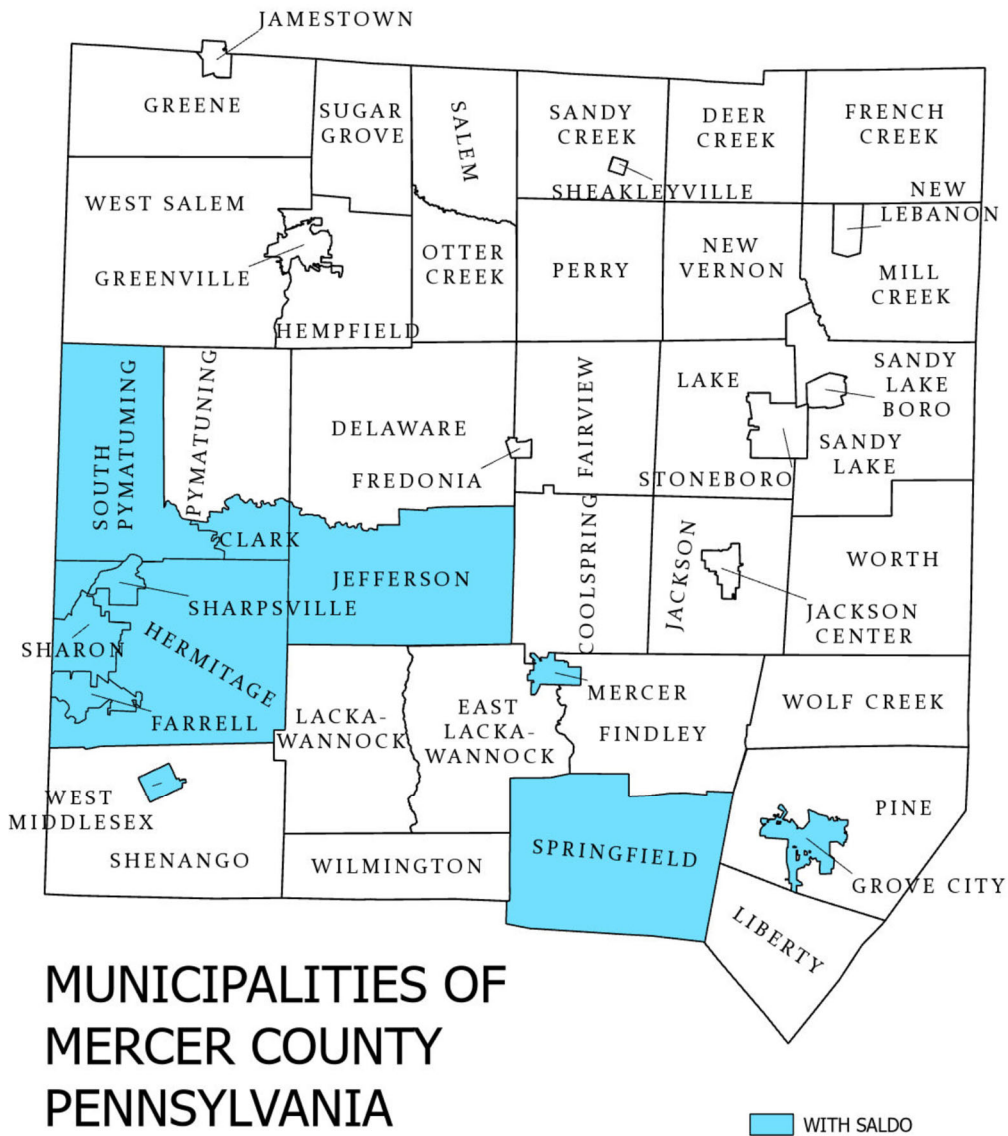
MUNICIPALITIES OF MERCER COUNTY PENNSYLVANIA WITH ZONING

1. Subdivision Plans in Municipalities with their Own Subdivision & Land Development Ordinance:
 - In municipalities that have an established Subdivision & Land Development Ordinance, the municipal planner is responsible for conducting the technical review of the subdivision plan. The plan must be submitted directly to the municipality. Following this, the municipality shall forward the plan, along with the applicable fees, to

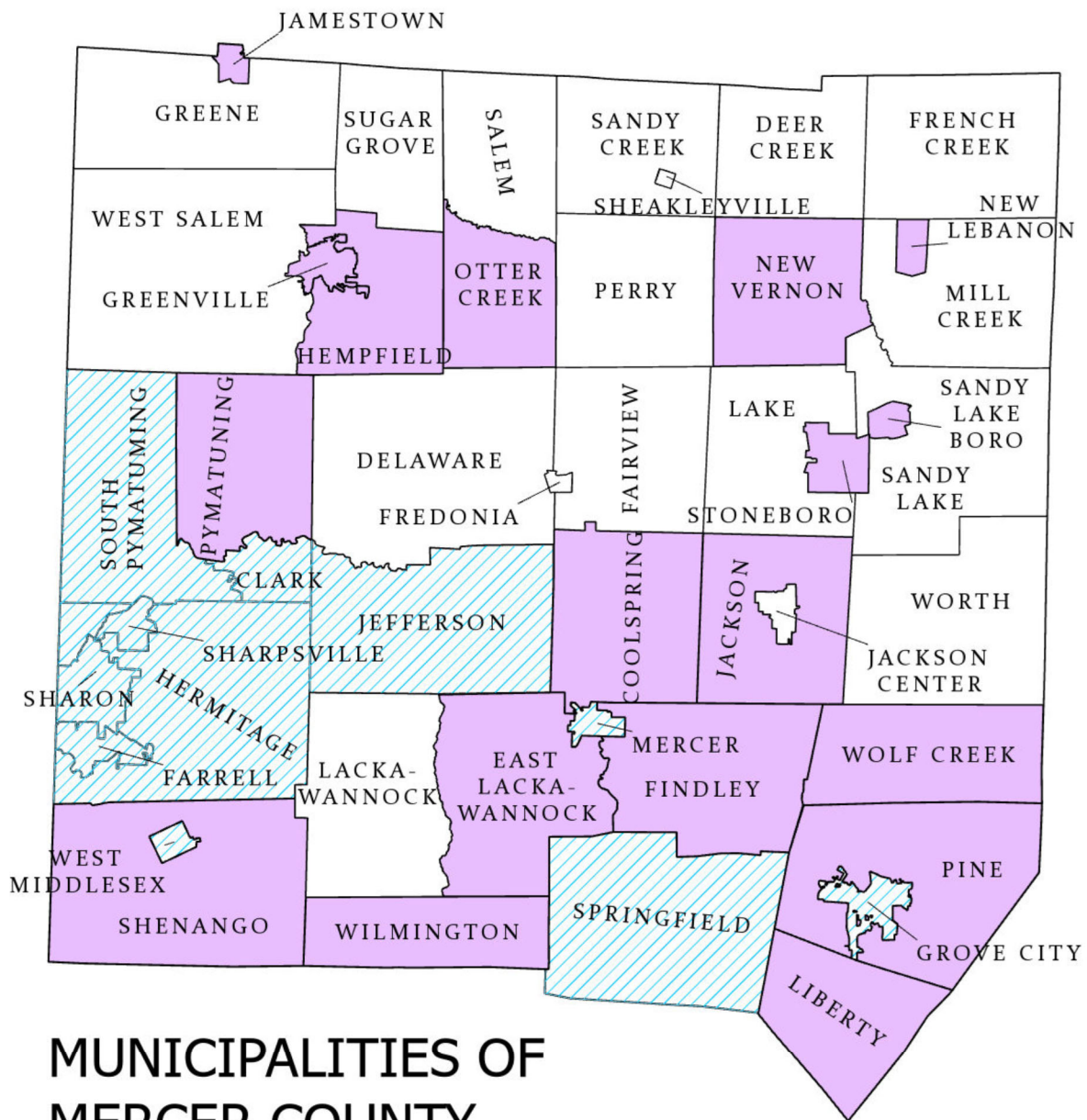
the County for further review in compliance with Section 502 of the Pennsylvania Municipalities Planning Code (PA MPC).

2. Subdivision Plans in Municipalities Under Mercer County Subdivision & Land Development Ordinance or with MCRPC as Review Agent:

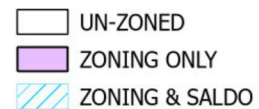
- In municipalities governed by the Mercer County Subdivision & Land Development Ordinance, or those that have appointed the Mercer County Regional Planning Commission (MCRPC) as their review agent, the subdivision plan shall be submitted directly to MCRPC. MCRPC will subsequently forward the plan to the host municipality(ies) for review and comment via email a Municipal Review Form. The final approval of the plan will be granted by MCRPC.



MUNICIPALITIES OF MERCER COUNTY PENNSYLVANIA WITH SALDO



MUNICIPALITIES OF MERCER COUNTY PENNSYLVANIA WITH ZONING & SALDO



MCRPC
Subdivision and Land Development Application

Date of Applicant: _____

Plan Name: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

E-mail: _____

Name of Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

E-mail: _____

Engineer or Surveyor: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

E-mail: _____

Subdivision Review Fee Paid: ☐ Yes ☐ No Amount: _____

Number of Copies Submitted: _____ Number of Lots: _____

Acres to be transferred or developed: _____ Total Acreage: _____


Tax / Parcel ID #: _____

Zoning District (if applicable): _____

Proposed Use: ☐ Single-Family ☐ Two-Family ☐ Multi-Family
☐ Commercial ☐ Industrial ☐ Other: _____

Water Supply: ☐ Public ☐ Other (specify): _____

Sewage Disposal: ☐ Public ☐ Other (specify): _____

 Applications Submitted:	Date Submitted	Date Completed
Percolation Test	_____	_____
PA DEP Planning Module	_____	_____
Additional PA DEP Applications	_____	_____
Municipal Water & Sewer Authority	_____	_____
MCCD E&S Application	_____	_____
Stormwater Management	_____	_____

Subdivision and Land Development Application Checklist

This checklist should be used to evaluate all applications for subdivision and land development review. The following information is required by most local ordinances and/or the County ordinance to be included on the final plan. Please check each box where required information has been provided.

Identifying Title	<input type="checkbox"/>	Bearings & Distances	<input type="checkbox"/>
Date of the Plan	<input type="checkbox"/>	Lot Numbers	<input type="checkbox"/>
Name/Address of Owner	<input type="checkbox"/>	Location & Materials of Markers	<input type="checkbox"/>
Signed by Owner/Notarized	<input type="checkbox"/>	Utilities	<input type="checkbox"/>
Surveyor's Seal/Signature	<input type="checkbox"/>	Existing Buildings	<input type="checkbox"/>
Vicinity Map	<input type="checkbox"/>	Right-of-Way Widths	<input type="checkbox"/>
North Arrow	<input type="checkbox"/>	Street Centerlines	<input type="checkbox"/>
Map Scale (Text & Bar)	<input type="checkbox"/>	Cartway Widths	<input type="checkbox"/>
Zoning District (if applicable)	<input type="checkbox"/>	Culverts	<input type="checkbox"/>
Total Acreage	<input type="checkbox"/>	Approx. Location of Tree Masses	<input type="checkbox"/>
Acreage Exclusive of Right-of-Way	<input type="checkbox"/>	Wetlands/Floodplain Noted	<input type="checkbox"/>
Tract Boundary Lines	<input type="checkbox"/>	Tax / Parcel ID #	<input type="checkbox"/>
<input type="checkbox"/> PA DEP Applications / Approval letters (Planning Module / Non-Building Declaration)			
<input type="checkbox"/> Final profiles, cross sections, and specs for required improvements			
Approval letters:		Public Sewer Authority <input type="checkbox"/>	Public Water Authority <input type="checkbox"/>
Zoning Approvals / Variances from local		<input type="checkbox"/>	
Stormwater Management Plan		<input type="checkbox"/>	
Erosion & Sedimentation Control Plan		<input type="checkbox"/>	

Additional information that maybe required as part of the application.

Project Narrative, Closure Computations, Legal Description, etc.	<input type="checkbox"/>
Digital (.dwg/ .shp / .lyr) drawing Flash Drive <input type="checkbox"/> E-mailed As applicable:	<input type="checkbox"/>