



CRAWFORD COUNTY

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

FINAL
APRIL 23, 2025

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ARTICLE 1 TITLE, AUTHORITY, PURPOSE, AND APPLICABILITY

SECTION 101 TITLE

This Ordinance shall be known and may be cited as the “Crawford County Subdivision and Land Development Ordinance.”

SECTION 102 AUTHORITY

The Crawford County Subdivision and Land Development Ordinance is enacted and administered under authority of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as re-enacted and amended.

SECTION 103 PURPOSE

The purpose and intent of this Ordinance is to ensure that subdivision and development of land occurs in a manner that protects and enhances the health, safety, and welfare of people and properties in Crawford County; and more specifically to:

1. Promote implementation of the vision, goals, objectives, principles, and priorities of the Crawford County Comprehensive Plan as adopted and hereafter amended or updated.
2. Promote preservation and enhancement of different and unique character areas, identified in the Comprehensive Plan, that define the communities in Crawford County.
3. Provide a uniform process for review and decisions on subdivisions and land developments and ensure the process is clear, consistent, coordinated, timely, and able to be effectively administered within capacity reasonably available.

SECTION 104 JURISDICTION

Section 104.1 Covered municipalities

This Ordinance governs the subdivision and development of all land located within Crawford County except for those cities, boroughs, and townships which have enacted and have in effect their own subdivision and land development ordinances.

Section 104.2 Effect

Within municipalities under the jurisdiction of this Ordinance:

1. All plans for subdivisions and land developments as defined by this Ordinance shall be submitted to, reviewed by, and approved by the Crawford County Planning Office or Crawford County Planning Commission as specified in this Ordinance before they may be recorded by the Crawford County Register and Recorder. The Crawford County Register and Recorder shall not accept any subdivision or land development map or plan for recording unless such map or plan officially notes the approval of the Planning Office or Planning Commission as prescribed in this Ordinance.

2. No subdivision of any lot shall be made, no lot shall be established or eliminated, and no changes or adjustments in lot lines shall be made except in accordance with the provisions of this Ordinance upon submission and approval of a subdivision plan as specified in this Ordinance. The Office of the Crawford County Register and Recorder shall not accept the recording of deeds that are determined in effect to be subdivisions as defined by this Ordinance until a subdivision has been approved and recorded in accordance with this Ordinance and the Crawford County Planning Office or Crawford County Assessment Office has verified the existence of an approved subdivision.
3. No land development as defined by this Ordinance shall occur except in accordance with the provisions of this Ordinance upon submission and approval of a land development plan as specified in this Ordinance.
4. No street or other improvements regulated by this Ordinance proposed in connection with a subdivision or land development shall be laid out, constructed, opened, or dedicated for public use or for the common use of occupants of properties abutting thereon, except in accordance with the provisions of this Ordinance.
5. No lot in a subdivision may be sold, transferred, or leased, and no permit to erect, alter, or move any building or structure in a land development may be issued unless and until a subdivision or land development plan has been approved and recorded in accordance with the requirements of this Ordinance, and until any improvements required by this Ordinance in the approved plan have either been constructed or guaranteed by a form of surety meeting the requirements of this Ordinance.

Section 104.3 Interpretations

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet the purposes of this Ordinance. Where a standard of this Ordinance differs or is inconsistent with a standard of any other State or Federal ordinance, regulation, or requirement, the standard which is more restrictive shall prevail. Crawford County does not recognize any municipal ordinance, regulation, or requirement other than a locally adopted zoning ordinance as a standard under consideration by this Ordinance. Where a standard of this Ordinance conflicts with a standard in a municipal zoning ordinance in a way that both standards cannot be met, the municipal standard shall prevail. As outlined in Section 502 (b) of the Pennsylvania Municipalities Planning Code, enactment of a municipal subdivision and land development ordinance shall supersede this Ordinance.

Section 104.4 Other laws and regulations

Review and approval under the Crawford County Subdivision and Land Development Ordinance is in addition to, does not supersede, and does not release any party from compliance with approvals required by other applicable ordinances or regulations of a municipality, Crawford County, the Commonwealth of Pennsylvania, or the United States Government.

SECTION 105 APPLICABILITY

Section 105.1 New applications

The provisions of this Ordinance shall apply to and control all new subdivisions and land developments as defined by this Ordinance within the covered municipalities beginning the effective date of this Ordinance. This Ordinance shall not apply to subdivisions and lots officially filed and pending recording and land developments for which building permits have been lawfully approved and obtained prior to the effective date of this Ordinance.

Section 105.2 Changes to existing lots, plans, and developments

Any redivision or combining of lots or adjustment of lot lines of an existing lot or a plan of record, or any addition, enlargement, or rearrangement of structures, parking areas, access points, graded land surfaces or other elements within an existing land development, shall be a new subdivision or land development and subject to the provisions of this Ordinance.

Section 105.3 Exemptions

1. The following shall be exempt from subdivision plan submission and the requirements of this Ordinance:
 - a. 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.
2. The following shall be exempt from the definition of land development and the requirements of this Ordinance:
 - a. The conversion of an existing single family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
 - b. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park. For purposes of this clause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.
3. Notwithstanding inclusion of “a subdivision of land” in the Municipalities Planning Code definition of “land development,” where this Ordinance prescribes requirements solely for land developments, said requirements shall not also necessarily apply to subdivisions.

SECTION 106 DISCLAIMER OF LIABILITY

The provisions of this Ordinance are designed to establish standards which, when consistently enforced, will achieve the purposes cited in Section 103 of this Ordinance. The degree of protection sought by the standards and requirements of this Ordinance for the present and future residents and landowners within Crawford County is considered reasonable for regulatory purposes. This Ordinance in no way implies that compliance with the minimum requirements for subdivisions and land developments will render such subdivisions and land developments free from inconveniences, conflicts, dangers, and damages. This Ordinance shall not create liability

on the part of Crawford County or any of its officers, officials, appointees, or employees for any damages that may result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

SECTION 107 VALIDITY OF ORDINANCE

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such action shall not affect the validity of the remainder of this Ordinance as a whole or any individual part thereof.

SECTION 108 EFFECTIVE DATE

This Ordinance shall become effective 180 days following enactment and shall remain effective until amended or rescinded by the Crawford County Board of Commissioners.

ARTICLE 2 DEFINITIONS

SECTION 201 DEFINITIONS

Section 201.1 General Terms

As used in this ordinance, words in the singular include the plural, and those in the plural include the singular. The words “shall” and “will” are mandatory, and the word “may” is permissive.

Unless otherwise expressly stated, the following definitions shall, for the purpose of this ordinance, have the meaning herein indicated.

Definitions followed by “(MPC)” are taken from the Municipalities Planning Code as in effect at the time of enactment of this Ordinance. If the definitions in said act shall hereafter be revised by amendment, the corresponding definitions in this Ordinance shall be considered revised to reflect the revised definitions in said act.

Section 201.2 Specific Terms

As used in this ordinance, terms or words shall be defined as follows:

ACCESS: A driveway, street, or other means of vehicle passage between a street and abutting property.

AGRICULTURAL PURPOSES: The use of land or buildings for the production and preparation for market of poultry, livestock, and their products, and in the production, harvesting, and preparation for market or use of agricultural, agronomic, horticultural, silvicultural, and aquacultural crops and commodities, provided it shall not include processing and preparation of products not cultivated on the land or buildings in question.

APPLICANT: A landowner or developer, as hereinafter defined, who has filed an application for development, including his heirs, successors and assigns. (MPC)

APPLICATION FOR DEVELOPMENT: Every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan. (MPC)

BUILDING: Any structure built for support, shelter, or enclosure of persons, animals, or property of any kind and which is affixed to the land. The word “building” shall be construed as including the phrase “or part thereof.”

CAMPGROUND: A tract or tracts of land, or any portion thereof, providing three or more camping sites for tents, recreational vehicles (RVs), camping cabins, or a mix thereof, and which may also include auxiliary structures, which is operated and maintained for transient, intermittent, and recreational camping purposes for which users provide remuneration by fee, lease, membership, or other form for the occupancy of such sites.

CAMPING SITE: An area of land delineated in a campground for the placement of tents or a single recreational vehicle or camping cabin and for the exclusive use of its occupants.

CARTWAY: The paved or graded and improved gravel portion of a street used for vehicular travel, excluding shoulders.

CLEAR SIGHT TRIANGLE: An area of unobstructed vision at a street intersection defined by lines of sight between points at a given distance from the intersection of the street right-of-way lines.

COUNTY: Crawford County, Pennsylvania, unless otherwise noted.

COUNTY ENGINEER: A professional engineer as registered in the Commonwealth of Pennsylvania either employed by Crawford County or engaged by contract with Crawford County to perform functions specified by this Ordinance.

COVENANT: A valid promise or contract, usually stated in a deed.

CUL-DE-SAC STREET: A street with one end open to traffic and pedestrians and the other end permanently terminated by a turnaround.

DECISION: Final adjudication of any board or other body granted jurisdiction under any land use ordinance or the MPC to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the court of common pleas of the county and judicial district wherein the municipality lies. (MPC)

DEED: A written instrument whereby an estate in real property is conveyed.

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. (MPC)

DEVELOPMENT PLAN: The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition. (MPC)

DRIVEWAY: A private way providing for vehicular access from a street to, and for vehicular circulation within, a lot or property.

DWELLING: A building, structure, or shelter designed for or occupied exclusively as the residence or sleeping place of one or more persons.

DWELLING UNIT: One or more rooms in a dwelling structure designed for use by one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities. Recreational vehicles, camping cabins, lodging facilities, rooming or boarding houses, or personal care or nursing homes shall not be considered as dwelling units for the purposes of this Ordinance.

ENERGY FACILITY: For the purpose of this Ordinance, an energy facility includes: a wind or solar energy facility which exists as the principal use of a lot or site and is used to capture wind or solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power primarily for off-site use; a natural gas compressor station used to compress natural gas from oil and gas wells operating as a midstream facility for delivery of oil and gas to a transmission pipeline, distribution pipeline, processing plant, or storage; or a battery energy storage system including electrochemical devices that charge, or collect, energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services.

EASEMENT: A defined right or privilege for a limited use of land granted by the owner to another party.

ENGINEER: A licensed professional engineer registered by the Commonwealth of Pennsylvania.

FEMA: Federal Emergency Management Agency.

FLAG LOT: A lot not substantially fronting on a street for which access is provided to the street by means of a strip of land.

FLOODPLAIN: For the purpose of this Ordinance, the floodplain shall be defined as that land lying below the hundred-year flood level. The 100-year flood level shall be determined in accordance with the statutes, rules and regulations developed by the Federal Emergency Management Agency.

FRONT, FRONTAGE: That side of a lot, property, or site abutting the right-of-way of a street or driveway and ordinarily regarded as the front of a lot or development. Front shall also mean to substantially be situated on or along or abut the right-of-way of a street or driveway.

HOST MUNICIPALITY: The city, borough, or township within which a proposed subdivision or land development is located.

IMPROVEMENTS: Physical changes to the land, including but not limited to grading, paving, curbs, gutters, swales, storm sewers, drains, sidewalks, signs, monuments, water supply facilities and sewage disposal facilities.

LAND DEVELOPMENT: The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

- (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
- (ii) 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.

(MPC)

In accord with MPC section 503(1.1), this Ordinance exempts from the definition of land development certain activities prescribed in Section 105.3.

LAND DEVELOPMENT, MAJOR: A land development as defined by this Ordinance which includes all land developments not meeting criteria for a minor land development.

LAND DEVELOPMENT, MINOR: A land development as defined by this Ordinance which involves a single structure on a single lot, either new, expanded, or altered in a manner that necessitates compliance with this Ordinance, which meets all of the following criteria:

- (i) does not involve a non-agricultural earth disturbance of more than one acre or the threshold for NPDES permits
- (ii) generates no more than one hundred (100) peak hour vehicle trips in one direction
- (iii) does not involve installation of improvements required by this Ordinance

LAND DEVELOPMENT, COMMERCIAL: A land development as defined herein used for the carrying on or the office of any business, including the provision or sale of goods, services, food, beverages, accommodations, entertainment, or recreation, also including any other land development the Planning Commission finds to be of similar character and impact, but not including an industrial or residential land development.

LAND DEVELOPMENT, INDUSTRIAL: A land development as defined herein used for manufacturing, processing, and other industrial purposes, including factories, foundries, mills, processing plants, refineries, warehouses, mines, and slaughterhouses, also including any other land development the Planning Commission finds to be of similar character and impact.

LAND DEVELOPMENT, RESIDENTIAL: A land development as defined herein used for full-time residential purposes and occupancy, including a single residential building containing four (4) or more dwelling units, or two (2) or more residential buildings on a lot where either of the residential buildings are intended for rental or lease.

LANDOWNER: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. (MPC)

LOT: A designated and individually described 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 subdivision in which a lot is created for the purpose of transfer to an adjacent lot owner and not to be used as a separate building lot.

LOT AREA: The total horizontal land area of a lot calculated exclusive of any portion of the right-of-way of a street or private common driveway.

LOT CONSOLIDATION: A subdivision in which two or more lots are combined to create one single lot with one perimeter description of the whole area of the combined lots.

LOT, DOUBLE FRONTAGE: A lot which abuts two or more streets, not including a corner lot which abuts two intersecting streets.

LOT LINE REVISION: A subdivision in which an existing property line is altered, moved, or removed and in which a new lot may or may not be created.

MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. (MPC)

MOBILE HOME LOT: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home. (MPC)

MOBILE HOME PARK: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes. (MPC)

A mobile home park shall be considered a type of land development for purposes of this Ordinance.

MUNICIPALITIES PLANNING CODE, MPC: The Pennsylvania Municipalities Planning Code, Act 247 of 1968 as reenacted and amended, which provides the enabling authority for this Ordinance.

MUNICIPAL ENGINEER: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission. (MPC)

OCCUPIED BUILDING: A residence, school, hospital, church, public library, or other building used for public gathering that is occupied or in use when an application is submitted.

ON-LOT SEWAGE DISPOSAL SYSTEM: An individual system located on and serving a single lot for the collection, treatment, and disposal of sewage in accord with requirements of the municipality and the Commonwealth of Pennsylvania.

OPERATOR: The entity responsible for the day to day operation and maintenance of a facility.

PA DEP, or DEP: The Pennsylvania Department of Environmental Protection.

PARCEL: A lot. (See definition of lot.)

PARENT TRACT: A lot of record that existed as a whole parcel prior to a subdivision.

PENNDOT: The Pennsylvania Department of Transportation.

PLANNING AGENCY: A planning commission, planning department, or a planning committee of the governing body. (MPC)

PLANNING COMMISSION: The Crawford County Planning Commission.

PLANNING OFFICE: The Crawford County Planning Office, the duly designated planning department for Crawford County.

PLANNING DIRECTOR: The duly appointed Director of the Crawford County Planning Office.

PLAT: The map or plan of a subdivision or land development, whether preliminary or final. (MPC)

PRIVATE COMMON DRIVEWAY: A privately owned and maintained driveway or roadway permitted by this Ordinance to serve a maximum of three (3) lots and provide access for said lots to a street.

PUBLIC SEWER SYSTEM: A system of sewage collection, conveyance, treatment, and disposal owned and/or operated and maintained by a public utility, municipal authority, or a municipality or group of municipalities.

PUBLIC WATER SYSTEM: A system of drinking water supply, treatment, and distribution owned and/or operated and maintained by a public utility, municipal authority, or a municipality or group of municipalities.

RECREATIONAL VEHICLE (RV): A vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation use. The term includes vehicles:

- A. Built on a single chassis
- B. Designed to be self-propelled or permanently towable
- C. Not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use
- D. Fully licensed, inspected and ready for highway use. An RV is ready for highway use if it is on wheels or a jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

RECREATIONAL VEHICLE (RV) PARK: A type of campground in which camping sites are delineated and made available for placement of recreational vehicles for camping purposes.

REPORT: Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction. (MPC)

RIGHT-OF-WAY: For purposes of this Ordinance, a right-of-way is land dedicated or reserved for primary use as a public or private street or private common driveway.

SETBACK: The minimum distance which a building, enclosed structure, or facility must be separated from a street, property line, or other feature as identified in a provision in this Ordinance.

STREET: Includes, street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used for vehicular traffic or pedestrians whether public or private. (MPC)

The term street includes the entirety of the right-of-way. The following definitions apply to street classifications as used in this Ordinance:

- A. Arterial: A street devoted to accommodating larger volumes of traffic and longer distances of travel in and through an area, and providing land service as a secondary function.
- B. Collector: A street designed and located to accommodate internal traffic movement within the municipality, connect neighborhoods and developed areas with arterial streets, and provide land service. A collector does not accommodate long, through trips and is not continuous for any appreciable length.
- C. Local: A street designed to provide access to abutting properties, to provide frontage for access to private lots, and carry traffic having destination or origin on the street itself.

STREET, PRIVATE: A street including the entire right of way which is privately owned and maintained by a single party or through private agreement and not offered for dedication as a public street.

STREET, PUBLIC: A street including the entire right-of-way dedicated for public vehicular use which has been accepted for ownership and maintenance by the municipality or the Commonwealth of Pennsylvania.

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

SUBDIVIDER: The owner, or legally authorized agent of the owner, of the subdivision.

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. (MPC)

SUBDIVISION, MAJOR: A subdivision as defined by this Ordinance which includes creation of six (6) or more lots or other divisions of land and/or involves installation of public improvements required by this Ordinance.

SUBDIVISION, MINOR: A subdivision as defined by this Ordinance which includes creation of up to five (5) lots and/or other divisions of land, including lot line revisions, lot consolidations, and adjoiner lots, and which does not involve installation of public improvements required by this Ordinance.

SUBSTANTIALLY COMPLETED: Where, in the judgment of the municipal engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to MPC section 509) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use. (MPC)

SURVEYOR: A licensed Professional Land Surveyor registered by the Commonwealth of Pennsylvania.

ARTICLE 3 ADMINISTRATION

SECTION 301 DELEGATION OF POWER

The Crawford County Board of Commissioners hereby delegates to the Crawford County Planning Office and Crawford County Planning Commission the duty to administer this Ordinance and the power to render decisions on and approve or deny subdivision and land development plans under the jurisdiction of this Ordinance.

Section 301.1 Powers

The Planning Office and Planning Commission shall have all powers necessary to administer and enforce the provisions of this Ordinance without limitation by reason of enumeration, including the following:

1. To require adherence to this Ordinance and its standards.
2. To require complete and accurate preliminary and final subdivision and land development plans, and all additional information which is necessary to make a reasonable evaluation of the application.
3. To require that improvements to the land be made as prescribed by this Ordinance.
4. To prohibit subdivisions or land developments which do not conform to this Ordinance.

Section 301.2 Crawford County Planning Office

1. The Planning Office shall be the point of contact for communications and for receipt of applications and plans under this Ordinance, and shall ensure orderly and expeditious processing of subdivision and land development applications and plans.
2. The Planning Office shall keep public records of correspondence, reviews, decisions, modifications and waivers, and other actions on applications and plans under this Ordinance.
3. The Planning Office shall have authority to review and render decisions on applications and plans for minor subdivisions except those that include requests for modifications or waivers, or those for which decisions include conditions.

Section 301.3 Crawford County Planning Commission

1. The Planning Commission shall have authority to review and render decisions on applications and plans for major subdivisions and minor and major land developments.
2. The Planning Commission shall have authority to review and render decisions for all subdivisions or land developments that include requests for modifications or waivers, and for all subdivisions or land developments for which decisions include conditions.

SECTION 302 FEES

All applications for subdivisions and land developments submitted to the Planning Office shall be accompanied by payment of fees prescribed by a schedule established and adopted by resolution of the Crawford County Board of Commissioners. Fees may include costs allowed by and shall meet requirements of the Municipalities Planning Code. No plan shall be considered filed, and no plan shall be considered for action by the Planning Office or Planning Commission, unless all fees and charges are paid in full.

Section 302.1 Review fee

The fee schedule may prescribe a review fee to be paid with each application to cover necessary and reasonable costs of reviewing applications.

Section 302.2 Inspection fee

The fee schedule may prescribe inspection fees to cover the reasonable and necessary expenses incurred in connection with the inspection of any improvements required by this Ordinance to be installed with a subdivision or land development.

Section 302.3 Disputes

Any disputes over the amount of review or inspection fees shall be resolved following procedures and requirements prescribed by the Municipalities Planning Code.

SECTION 303 MODIFICATIONS AND WAIVERS

In considering a decision on a subdivision or land development plan, the Planning Commission may grant a modification or a waiver of one or more of the requirements, criteria, or standards contained in this Ordinance, provided that such modification or waiver will not be contrary to the public interest or the purposes of this Ordinance.

Section 303.1 Criteria

A modification or waiver may be granted for either of the following reasons:

1. **Hardship:** The literal enforcement of one or more requirements in this Ordinance will cause undue hardship because of peculiar conditions pertaining to the land in question and the modification or waiver is the minimum necessary to afford relief. Financial hardship is not and will not be considered a hardship. The burden of the proof of hardship lies on the applicant and must be demonstrated to the satisfaction of the Planning Commission.
2. **Alternative:** An alternative standard can be demonstrated to the satisfaction of the Planning Commission, with input from the County Engineer where appropriate, to provide equal or better results.

Section 303.2 Request in writing

A request for a modification or waiver shall be submitted by the applicant in writing along with the applicant's plan submission and shall be considered part of the plan. The request shall state in full the grounds and facts of the hardship or evidence of equal or better result on which the request is based, and the provision or provisions of this Ordinance involved, and the minimum modification necessary for remedy.

SECTION 304 AMENDMENTS TO ORDINANCE

The Crawford County Board of Commissioners may at its discretion amend this Ordinance by appropriate action taken in accordance with the Municipalities Planning Code. Except for amendments proposed by the Planning Commission, the Board of Commissioners shall refer proposed amendments to the Planning Commission for review and recommendation.

SECTION 305 ENFORCEMENT

Under authority of the Municipalities Planning Code, Crawford County may institute preventive and enforcement remedies to ensure compliance with this Ordinance. Authorized remedies and associated requirements and procedures shall be as prescribed by the Municipalities Planning Code.

ARTICLE 4 APPLICATION AND REVIEW PROCEDURES

SECTION 401 APPLICABILITY

The procedures for application submission, review, and decision in this Article shall apply to preliminary and final plans for all subdivisions and land developments regulated by this Ordinance. Each preliminary and final plan shall be considered a separate application. The developer shall be responsible for observing the procedures established in this Article, and for submitting all plans and documents as may be required by this Ordinance.

SECTION 402 TYPES OF SUBDIVISIONS AND LAND DEVELOPMENTS

The Crawford County Subdivision and Land Development Ordinance regulates the following types of subdivisions and land developments:

TABLE 402 – TYPES OF SUBDIVISIONS AND LAND DEVELOPMENTS			
Type	Description	Submission	Decision by
Minor Subdivision	A subdivision as defined by this Ordinance which includes creation of up to five (5) lots and/or other divisions of land, including lot line revisions, lot consolidations, and adjoiner lots, and which does not involve installation of improvements required by this Ordinance.	Final Plan	Planning Office*
Major Subdivision	A subdivision as defined by this Ordinance which includes creation of six (6) or more lots and/or other divisions of land and/or involves installation of improvements required by this Ordinance.	Preliminary and Final Plans	Planning Commission
Minor Land Development	A land development as defined by this Ordinance which involves a single structure on a single lot, either new, expanded, or altered in a manner that necessitates compliance with this Ordinance, which meets all of the following criteria: (i) does not involve a non-agricultural earth disturbance of more than one acre or the threshold for NPDES permits (ii) generates no more than one hundred (100) peak hour vehicle trips in one direction (iii) does not involve installation of improvements required by this Ordinance	Final Plan	Planning Commission
Major Land Development	A land development as defined by this Ordinance which includes all land developments not meeting criteria for a minor land development.	Preliminary and Final Plans	Planning Commission
*Where a decision on a minor subdivision includes conditions or involves a request for a modification or waiver, the Planning Commission shall render the decision.			

SECTION 403 GENERAL REQUIREMENTS

Section 403.1 Minor subdivision cumulative limit

An applicant shall not be granted approval of a total of more than five (5) building lots by multiple separate minor subdivision applications from a parent tract as it existed on the effective date of this Ordinance. Upon submission of an application including a sixth (6th) building lot from said parent tract, the application shall be considered a major subdivision and shall meet submission and review requirements for a major subdivision. For applicability under this Section, no lot created from a parent tract shall itself be considered a separate parent tract. Lot line revisions, lot consolidations, and adjoiner lots shall not be counted toward the five (5) building lot limit specified herein.

Section 403.2 Combined preliminary and final plan

An applicant for a major subdivision or a major land development may request and, at the discretion of the Planning Commission considering the scale and nature of the development, be granted a combined preliminary and final plan approval. An application for combined preliminary and final plan approval shall include:

1. All the information and documentation required by this Ordinance for both a preliminary plan and a final plan; and
2. A final plan drawing acceptable for recording in accord with the requirements of this Ordinance.

Section 403.3 Final plan conformance to preliminary plan

A final plan shall substantially conform in all respects to the preliminary plan as previously approved by the Planning Commission, and shall incorporate modifications approved by the Commission and conditions specified by the Commission.

Section 403.4 Final plan in phases

A final plan may be submitted in phases, each covering a portion of the approved preliminary plan.

SECTION 404 ADVISORY MEETING

Section 404.1 Requests for an advisory meeting

A prospective applicant or the Planning Office or Planning Commission may request a pre-application advisory meeting for the purposes of providing an early exchange of information, promoting an understanding of the character of a development and the applicable regulations of this Ordinance, and expediting the application and review process. At the mutual consent of the parties, the prospective applicant may meet with the Planning Office and/or attend a meeting of the Planning Commission.

Section 404.2 Sketch plan

At the advisory meeting, the prospective applicant may present a sketch plan and information showing land characteristics, the number and sizes of lots and/or development, proposed public improvements, and other information about elements of the proposed subdivision or land development.

Section 404.3 Advisory purpose

The preparation or discussion of a sketch plan or other maps or renderings does not constitute a filing of either a preliminary or final plan. Advisory meeting discussions are advisory only and shall not bind Crawford County nor commence a formal review of any proposed subdivision or land development.

SECTION 405 SUBDIVISION AND LAND DEVELOPMENT REVIEW PROCEDURES

Section 405.1 Application submission

Applications for preliminary plans and final plans shall be submitted to the Planning Office in a format which the Planning Office shall prescribe. The Planning Office may prescribe timelines for submission and review not inconsistent with this Ordinance or the Municipalities Planning Code.

Section 405.2 Notification to municipality

Upon receipt of an application for a subdivision or land development, the Planning Office shall notify the host municipality and forward a copy of the plan for its review. The Planning Office or Planning Commission shall not take action on an application until the lesser of 30 days following the date the plan is forwarded or a response is received from the host municipality with comments or an indication of no comments.

Section 405.3 Application review

1. The Planning Office shall perform an administrative review of the application to determine if it is complete and all plans, information, documentation, endorsements, and the application fee required by this Ordinance have been submitted. The Planning Office shall notify the applicant within seven (7) days of receipt if the application is complete and accepted or incomplete and not accepted. An application shall not be accepted as filed until it is found by the Planning Office to be complete.
2. The Planning Office shall review the application for compliance with the requirements, standards, and criteria of this Ordinance.
3. For applications for major subdivisions and all land developments, the Planning Office shall provide a report of compliance to the Planning Commission noting any elements of the proposed subdivision or land development that do not comply with this Ordinance.

4. Where an application involves engineering issues (streets, bridges, culverts, stormwater management, sewage disposal, water supply, etc.). the Planning Office or Planning Commission may request review by the County Engineer for conformance with this Ordinance and standard engineering practices.

SECTION 406 SUBDIVISION AND LAND DEVELOPMENT DECISION

Section 406.1 Minor subdivisions

The Planning Office shall have authority to render decisions for minor subdivisions.

Section 406.2 Major subdivisions and land developments

The Planning Commission shall have authority to render decisions for major subdivisions and all land developments. The Planning Commission shall consider action on applications for preliminary plans and final plans at a regular or special meeting.

Section 406.3 Modifications, waivers, and conditions

The Planning Commission shall have authority to render decisions on any and all applications for which modifications or waivers are requested or for which conditions are recommended by the Planning Office for consideration. Applicants have 90 days to meet the conditions of approval agreed upon by the County and the applicant. Applicants may request in writing to the Planning Commission a time extension to meet the conditions. If the applicant does not meet the conditions within the time required under this ordinance, the plan is automatically disapproved.

Section 406.4 Decisions

The Planning Office or Planning Commission as appropriate shall render one of the following decisions:

1. Approve an application which complies with the requirements, standards, and criteria of this Ordinance and for which modifications or waivers were granted by the Planning Commission where appropriate.
2. Deny an application which does not comply with the requirements, standards, and criteria of this Ordinance, and for which neither necessary modifications nor waivers were granted by the Planning Commission.
3. Approve the application with conditions designed to remedy compliance deficiencies or assure compliance with this Ordinance. An approval with conditions may include modifications or waivers granted by the Planning Commission.

Section 406.5 Decision timing and communication

1. A decision shall be rendered and communicated to the applicant not later than ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is considered filed in accordance with Section 405.3, provided that should the next regular meeting occur more than thirty (30) days following

the filing of the application, the said 90-day period shall be measured from the 30th day following the date the application is considered filed.

2. The decision shall be in writing and shall be communicated to the applicant personally or mailed to the applicant's last known address not later than fifteen (15) days following the decision.
3. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements that have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.
4. When the application is approved with conditions, the decision shall specify the conditions being imposed. The conditions must be accepted by the applicant in writing within fifteen (15) days of the date the decision was communicated personally or mailed to the applicant. If the applicant rejects or fails to accept the conditions, the conditional approval shall be automatically rescinded and the application denied.
5. A copy of the written decision shall be forwarded to the host municipality at the time it is delivered or mailed to the applicant.

Section 406.6 Failure to render decision

Failure of the Planning Office or Planning Commission to render a decision and communicate it to the applicant within the time and in the manner specified shall be deemed an approval of the application, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

SECTION 407 FINAL PLAN SIGNATURE AND RECORDING

Section 407.1 Signature

1. Upon approval of a final plan, the Crawford County Planning Director is authorized to and shall sign the final plan on behalf of the Planning Office or Planning Commission, as appropriate, indicating approval. If the final plan was approved with conditions, the Planning Director shall not sign the plan until after compliance with and completion of conditions imposed for approval.
2. The Planning Commission may designate other staff in the Planning Office or an officer of the Planning Commission to sign indicating approval of a final plan in the absence of the Planning Director.

Section 407.2 Recording

1. Upon the approval of a final plan, the developer shall, within ninety (90) days of such final approval, or ninety days (90) after the date of delivery of an approved final plan signed by the Planning Director or authorized designee following completion of

conditions imposed for such approval, whichever is later, record such final plan in the Office of the Crawford County Register and Recorder.

2. In the event that an approved final plan is not recorded within the required ninety (90) day period, said approval shall be deemed voided and rescinded and the plan must be resubmitted if approval is sought by the applicant.
3. Upon the recording of an approved final plan, the developer shall provide a copy of Crawford County Register and Recorder's Recording Cover Sheet to the Crawford County Planning Office to demonstrate recording prior to the ninety (90) day period.

SECTION 408 MUNICIPALITIES WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

Plans for subdivisions and land developments located within a municipality which has enacted its own Subdivision and Land Development Ordinance are to be submitted to said municipality for review and approval under the requirements of its ordinance, provided:

1. In accord with the Municipalities Planning Code, said plans shall be forwarded upon receipt by the municipality to the Crawford County Planning Office. The Planning Office shall review the forwarded plans and submit a report of comments and/or recommendations to the municipality within 30 days of receipt of the forwarded plans. The Planning Office may consult with the Crawford County Planning Commission in preparing its report.
2. In accord with the Municipalities Planning Code, said plans shall not be accepted by the Crawford County Register and Recorder for recording unless said plans officially note, by signature of the Planning Director or authorized designee, the review by the Crawford County Planning Office.

ARTICLE 5 PLAN SUBMISSION REQUIREMENTS

SECTION 501 PRELIMINARY PLANS

A preliminary plan shall be submitted for all major subdivisions and major land developments.

Section 501.1 Required content and information

All applications for preliminary plan approval submitted under the Crawford County Subdivision and Land Development Ordinance shall include contents and information specified on the accompanying preliminary plan checklist.

The checklist below identifies the contents and information which must be submitted with a preliminary plan. Failure to provide required information may result in rejection of the application.		✓
A. Plans shall be professionally prepared according to the following specifications		
1.	Plans shall be drawn at a scale no smaller than one inch equals two-hundred feet (1"=200'), except that plans may be drawn at a smaller scale upon approval of the Planning Office prior to submission, where necessary due to the size of the subdivision or land development and where required information can be reasonably and legibly presented.	
2.	Plan sheets shall be no smaller than 18"x24" and no larger than 24"x36". All plan sheets shall be the same size and numbered relative to the total number of sheets. Match line data shall be shown where a plan extends across more than one sheet.	
3.	Plans shall be drawn and surveys performed in conformance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices. Plans shall contain the signature and seal of the professional that prepared the plan.	
4.	One copy of the plan drawing(s) with original signatures and certifications shall be submitted on paper. A copy of the plan drawing(s) and accompanying required information, reports, and documentation shall be submitted electronically in a format which shall be prescribed by the Planning Office.	
B. The following information shall be included on a preliminary plan drawing or submitted separately where not practical to be shown on the plan drawing		
1.	Title block including:	
	a. Name of proposed subdivision or land development including the words "Preliminary Plan".	
	b. Location by municipality, county, and state.	
	c. Name(s) and address(es) of the owner(s).	
	d. Name and address of the Registered Professional that prepared the plan.	
	e. Original date of the plan and date(s) of any revision(s).	

2.	North point, scale displayed in graphic and written form, and legend with all mapping symbols used.	
3.	Vicinity map at a scale, determined by the applicant which is reasonable and legible, showing the proposed subdivision in relation to surrounding features including municipal boundaries, existing and proposed roads or streets, other significant developments, and major physical features.	
4.	For the tract to be subdivided or developed, county parcel ID number, existing property lines, and existing easements and rights-of-way and the purpose for which they have been established. Applicants are expected to provide existing easements and rights-of-way that are discoverable through typical survey research.	
5.	Owners' names and county parcel ID numbers of abutting properties.	
6.	Contour lines at vertical intervals of a minimum of ten (10) feet for major subdivisions and major land developments that do not involve new streets and/or grading. Contour lines at vertical intervals of a minimum of five (5) feet for major subdivisions and major land developments that involve new streets and/or grading. Plans must show contours before and after grading.	
7.	Existing man-made features on the subject property including:	
	a. Streets including name, route number, and right-of-way widths.	
	b. Buildings, parking areas, driveways, and land use.	
	c. Sanitary sewers, water mains and fire hydrants, and drainage and stormwater management facilities are required for major subdivisions and land developments. Wells and septic systems are required for minor subdivisions.	
	d. Oil and natural gas wells.	
	e. Benchmarks.	
8.	Existing natural features on the subject property including:	
	a. Watercourses, wetland areas, and recharge areas. (Not required for minor subdivisions)	
	b. Soil types as mapped in the Crawford County Soils Survey.	
	c. Identified FEMA floodplains. (Not required for minor subdivisions)	
	d. Tree masses and other significant vegetation features. (Not required for minor subdivisions)	
9.	For subdivisions, proposed lots including:	
	a. Proposed layout and dimensions of lots.	
	b. The total area of each lot.	
	c. Lot numbers.	
10.	For proposed land developments:	
	a. Proposed buildings and structures including location and configuration, ground level floor area, total floor area, number of stories, proposed use, and number and types of dwelling units.	
	b. Points of access from adjacent streets or roads, internal driveways and circulation pattern, and parking areas with spaces shown and number of spaces indicated.	

	c. Walkways and pedestrian circulation.	
	d. Preliminary schematic information on proposed landscaping and screening.	
	e. Preliminary schematic information on proposed outdoor lighting.	
	f. For mobile home parks, proposed layout of mobile home lots.	
	g. For campgrounds, including recreational vehicle parks, proposed layout of camping sites.	
	h. For energy facility land developments, an impact statement assessing environmental, cultural, and viewshed impacts.	
11.	Proposed streets including:	
	a. Names of streets.	
	b. Location and width of rights-of-way.	
	c. Location and width of cartways.	
	d. Location and width of any sidewalks.	
12.	General description of proposed easements, rights-of-way, deed restrictions, or covenants affecting development and use of the tract.	
13.	Proposed sanitary sewerage including:	
	a. Identification of lots that will be served by on-lot sewage disposal facilities, and lots proposed to be non-building lots.	
	b. A preliminary plan of the public sanitary sewerage system, if proposed, including an ability to serve letter from the system provider.	
14.	A preliminary plan of the public water distribution system, if proposed, including an ability to serve letter from the system provider.	
15.	Narrative indicating that municipal stormwater management, NPDES, and erosion and sedimentation requirements will be met.	
16.	Where the preliminary plan covers only a part of the applicant's entire holding and the applicant has intentions for further development, the applicant shall submit a description of the prospective development of the remainder of the land.	
17.	If the applicant intends to undertake and complete proposed public improvements required by this Ordinance after preliminary plan approval and prior to final plan submission, the applicant shall submit engineering and construction information required by Section C of the final plan checklist.	

SECTION 502 FINAL PLANS

A final plan shall be submitted for all subdivisions and land developments.

Section 502.1 Required Content and Information

All applications for final plan approval submitted under the Crawford County Subdivision and Land Development Ordinance shall meet specifications and standards and include content and information specified on the accompanying final plan checklist.

The checklist below indicates the contents and information which must be submitted with a final plan. Failure to provide required information may result in rejection of the application.		✓
A. Plans shall be professionally prepared according to the following specifications		
1.	Plans shall be drawn at a scale no smaller than one inch equals two-hundred feet (1"=200'), except that plans may be drawn at a smaller scale upon approval of the Planning Office prior to submission, where necessary due to the size of the subdivision or land development and where required information can be reasonably and legibly presented.	
2.	Plan sheets shall be no smaller than 18"x24" and no larger than 24"x36". All plan sheets shall be the same size and numbered relative to the total number of sheets. Match line data shall be shown where a plan extends across more than one sheet.	
3.	Plans shall be drawn and surveys performed in conformance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices. Plans shall contain the signature and seal of the professional that prepared the plan.	
4.	One copy of the plan drawing(s) with original signatures and certifications shall be submitted on paper. A copy of the plan drawing(s) and accompanying required information, reports, and documentation shall be submitted electronically in a format which shall be prescribed by the Planning Office.	
B. The following information shall be included on a final plan drawing or submitted separately where not practical to be shown on the plan drawing		
1.	Title block including:	
	a. Name of proposed subdivision or land development including the words "Final Plan".	
	b. Location by municipality, county, and state.	
	c. Name(s) and address(es) of the owner(s).	
	d. Name and address of the registered professional that prepared the plan.	
	e. Original date of the plan and date(s) of any revision(s).	
2.	North point, scale displayed in graphic and written form, and legend with all mapping symbols used.	
3.	Vicinity map at a scale, determined by the applicant which is reasonable and legible, showing the proposed subdivision in relation to surrounding features including municipal boundaries, existing and proposed roads or streets, other significant developments, and major physical features.	

4.	For the tract to be subdivided or developed, county parcel ID number, existing property lines, and existing easements and rights-of-way and the purpose for which they have been established. Applicants are expected to provide existing easements and rights-of-way that are discoverable through typical survey research.	
5.	Owners' names and county parcel ID numbers of abutting properties.	
6.	Existing man-made features on the subject property including:	
	a. Streets including name, route number, right-of-way widths, ..	
	b. Buildings, parking areas, driveways, and land use.	
	c. Sanitary sewers, water mains and fire hydrants, and drainage and stormwater management facilities are required for major subdivisions and land developments. Wells and septic systems are required for minor subdivisions.	
	d. Oil and natural gas wells.	
	e. Benchmarks.	
7.	Existing natural features on the subject property including:	
	a. Watercourses and wetland areas. (Not required for minor subdivisions)	
	b. Identified FEMA floodplains. (Not required for minor subdivisions)	
	c. Tree masses and other significant vegetation features. (Not required for minor subdivisions)	
8.	For subdivisions, proposed lots including:	
	a. Lot boundaries with distances displayed in feet and decimal parts thereof; bearings displayed in degrees, minutes, and seconds; and locations of monuments and markers.	
	b. The total area of each lot.	
	c. Lot numbers.	
	d. Bearing and distance from the center of the closest intersection to establish the starting point of the subdivision shall be included on the plan.	
9.	For proposed land developments:	
	a. Proposed buildings and structures including location and configuration, ground level floor area, total floor area, number of stories, height, proposed use, and number and types of dwelling units.	
	b. Points of access from adjacent streets or roads, internal driveways and circulation pattern, and parking areas with spaces shown and number of spaces indicated.	
	c. Walkways and pedestrian circulation.	
	d. Landscaping and screening plan.	
	e. Outdoor lighting plan.	
	f. For mobile home parks, proposed layout of mobile home lots.	
	g. For campgrounds, including recreational vehicle parks, proposed layout of camping sites.	
	h. For energy facility land developments, a combined management and decommissioning plan.	

10.	Proposed streets including:	
	a. Names of streets.	
	b. Street centerlines showing accurate bearings and distances.	
	c. Location and width of rights-of-way.	
	d. Location and width of cartways.	
	e. Location and width of any sidewalks.	
11.	Documentation of approval from the Crawford County Public Safety Department for names and addresses, where required, for proposed streets and driveways.	
12.	Proposed easements and rights-of-way with purposes indicated.	
13.	Proposed deed restrictions or covenants affecting development and use of the tract.	
14.	Proposed sanitary sewerage including:	
	a. Proposed location and type of on-lot sewage disposal facilities including documentation of Act 537 planning approval for each lot, or documentation of non-building waiver and accompanying notation on the plan.	
	b. A plan of the public sanitary sewerage system, if proposed, including an ability to serve letter from the system provider.	
15.	A plan of the public water distribution system, if proposed, including an ability to serve letter from the system provider.	
16.	Documentation that municipal stormwater management, NPDES, and erosion and sedimentation requirements have or will be met.	
17.	Certifications, seals, and signatures in accord with Section 502.2 of this Ordinance.	
C. Plans shall include the following construction drawings and accompanying documentation for proposed improvements required by this Ordinance		
1.	Design plans for proposed streets including profiles with horizontal and vertical alignments and typical cross-sections.	
2.	Design plans for bridges, culverts, and street drainage.	
3.	A contour grading plan may be required if deemed necessary by the Planning Office or County Engineer to properly establish grading and drainage patterns.	
4.	Developer's agreement committing to installation of improvements required by this Ordinance.	
5.	Documentation of appropriate financial security where improvements are proposed to be installed after final plan approval.	
6.	Documentation of offer by the applicant and acceptance by the municipality where improvements are to be dedicated and become publicly owned and maintained by the host municipality.	
7.	Appropriate agreements, covenants, and/or deed restrictions ensuring perpetual ownership and maintenance where improvements are to be privately owned and maintained.	

Section 502.2 Required certificates, acknowledgements, and approvals

The certificates, acknowledgements, and signature blocks that follow shall be inscribed on the final subdivision or land development plan. The Owner's Certification, Acknowledgement, and Professional Certification shall be properly completed, signed, and sealed when the plan is submitted to the Planning Office.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CRAWFORD

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 recorded as such.

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

(Notary Public) SEAL

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.

(Professional's Name) SEAL

(Professional's Registration No.)

(Date)

CRAWFORD COUNTY PLANNING OFFICE OR PLANNING COMMISSION
APPROVAL

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

(Crawford County Planning Director or authorized designee) SEAL

ARTICLE 6 DEVELOPMENT REQUIREMENTS

SECTION 601 APPLICATION OF STANDARDS

The following design standards and requirements shall be applied by the Crawford County Planning Office and Planning Commission in evaluating plans for proposed subdivisions and land developments.

SECTION 602 GENERAL REQUIREMENTS

1. Comprehensive plan – The location and design of any subdivision or land development plan shall generally conform to the Crawford County Comprehensive Plan and any adopted municipal comprehensive plan.
2. Zoning – The proposed use of land in a subdivision or land development plan shall conform to any applicable municipal zoning ordinance.
3. Hazard areas – Those areas which may be subject to hazards, such as fire, flood, landslides, unstable surface conditions, hydric soils, or other hazards identified by recognized authority, or areas which may be considered uninhabitable for other reasons, should not be subdivided or developed for building purposes unless the hazards have been eliminated, mitigated, or safeguarded by means designed by an appropriate professional.
4. Natural and cultural features – Subdivisions and land developments shall be designed to avoid excessive disturbance of and to preserve natural features, vegetation, landform, waterways, public water supply recharge areas, historic sites, and other community assets and landmarks identified by recognized authority.
5. Subdivisions and land developments shall be done in a manner that will not bar adjacent property owners from access to public streets and/or private rights-of-way or access easements or otherwise preclude the development of surrounding land areas.

SECTION 603 COMMUNITY CHARACTER

Section 603.1 Objectives

This Ordinance has a stated purpose to promote preservation and enhancement of different and unique character areas, identified in the Crawford County Comprehensive Plan, that define the communities in Crawford County. To implement said purpose and to implement goals identified in the Comprehensive Plan to create great places and enhance community character, applicants shall be required to address community character in the design of plans for subdivisions and land developments.

TABLE 603.2 – CHARACTER AREAS




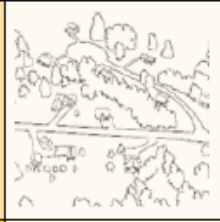


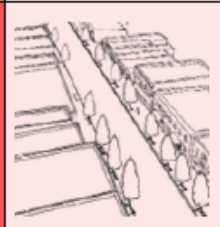
CONCEPT	CHARACTER AREA DESCRIPTION
	<p>NATURAL RESOURCE areas are landscapes or agricultural land, often permanently preserved, that are designed to support agriculture, recharge groundwater, mitigate floods, filter air, purify water, and provide recreation and critical plant and animal habitat. Economic development opportunities in these areas focus on outdoor recreation, forestry, hunting, farming. Housing is sparse and dedicated to supporting farming and seasonal cabins.</p>
	<p>RURAL RESIDENTIAL areas are landscapes with limited infrastructure characterized by scattered low density residential and commercial development. Economic development opportunities mirror that character found within the Natural Resources Character Areas but would also allow for small commercial retail services and appropriate mining/quarrying operations.</p>
	<p>RURAL VILLAGE CORNERS are clustered smaller scale mixed-use activity centers, often located at historic crossroads, that serve the needs of the surrounding, mostly rural, community. Housing is a mix of types typical of historic villages and can include small lot single family and similar sized multiple family. Economic development opportunities vary but are distinctive to the historic character of the area.</p>
	<p>SUBURBAN RESIDENTIAL areas are primarily residential in nature but allow for a mix of uses. These residential areas are extensions of the development occurring within the more urban or built out cities and larger boroughs throughout the County. This character area supports mixed use, walkable environments that collocate services with residences and maintain relatively lower densities than other character areas.</p>
	<p>RESIDENTIAL NEIGHBORHOODS contain smaller lot residential and mixed-uses that are directly connected to larger communities. These areas include older suburban neighborhoods that were built after historic downtowns and main streets. These traditional neighborhoods are pedestrian scaled with smaller setbacks and sidewalks.</p>
	<p>MIXED-USE NEIGHBORHOODS are traditional residential areas adjacent to downtown and Main Streets with various uses and housing types. These areas have historic integrity and connectivity with downtown areas and may include a mixture of small commercial or apartment buildings that typically predate zoning.</p>
	<p>DOWNTOWN MAIN STREET areas are dense, mixed-use cities or boroughs built in traditional neighborhood style that often predates zoning, featuring a diverse mix of housing, businesses, parks, institutional buildings, and may include a centralized downtown area. Main Streets tend to be dynamic places for commercial hubs and urban areas and provide the greatest opportunities for population density.</p>

TABLE 603.3 – CHARACTER AREAS CRITERIA AND STANDARDS

Development feature	Criteria and standards							
		NATURAL RESOURCE	RURAL RESIDENTIAL	RURAL VILLAGE CORNERS	SUBURBAN RESIDENTIAL	RESIDENTIAL NEIGHBORHOODS	MIXED-USE NEIGHBORHOODS	DOWNTOWN MAIN STREET
FRONT SETBACK Applicable to proposed lots and land developments	Required minimum and/or maximum distances from the street right-of-way line to the setback line	No requirement	Minimum 50 feet No maximum	Minimum 6 feet Maximum 20 feet	Minimum 25 feet No maximum	Minimum 6 feet Maximum 20 feet	No minimum Maximum 20 feet	No minimum Maximum 10 feet
STREET LANE WIDTH Applicable to proposed local streets	Required width for travel lanes	11-12 feet	11-12 feet	9-12 feet	11-12 feet	9-11 feet	9-11 feet	9-11 feet
PARKING LANE Applicable to proposed local streets	Whether required, not required, or prohibited	Prohibited	Not required	Not required	Not required	Required	Required	Required
CURB OR SHOULDER Applicable to proposed local streets	Whether a curb or shoulder is required to be provided	Shoulder required	Shoulder required	Curb required	Shoulder required	Curb required	Curb required	Curb required
INTERSECTION CURB RETURN RADIUS Applicable to proposed local streets	Required minimum and maximum measurements of curb return radii for street intersections	10-25 feet	10-25 feet	5-25 feet	10-25 feet	5-25 feet	5-25 feet	5-25 feet
SIDEWALK Applicable to proposed local streets and land developments	Requirement for provision of a sidewalk Required width of sidewalk	Prohibited	Not required	Required 5-6 feet	Required 5-6 feet	Required 5-6 feet	Required 6-8 feet	Required 6-10 feet
STREET TREES Applicable to proposed local streets and land developments	Requirement for provision of street trees	Not required	Not required	Required	Required	Required	Required	Required
BICYCLE RACKS Applicable to proposed land developments	Requirement for provision of bicycle racks	Not required	Not required	Required	Required	Required	Required	Required
OFF-STREET PARKING LOCATION Applicable to proposed land developments	Required location for off-street parking lots in relation to the principal building in the land development	No requirement	No requirement	To side or rear	No requirement	To side or rear	To side or rear	To rear

Section 603.2 Identification of character areas

All applications shall be responsible for identifying the character area in which the proposed subdivision or land development is located. Applicants shall identify the location as being in one of seven character areas identified in the Comprehensive Plan and listed and described in Table 603.2 – Character Areas.

1. Applicants may rely on the Character Area Map included in the Comprehensive Plan to identify the character area in which the proposed subdivision or land development is located.
2. Alternately, applicants may identify the character area by determining which character area descriptions in Table 603.2 are an appropriate match for the characteristics of the location of the proposed subdivision or land development.
3. The Planning Office or Planning Commission, whichever is responsible for rendering a decision on the application, shall reserve the right to change the identified character area where it finds the applicant's identified character area is not an appropriate match for the characteristics of the location of the proposed subdivision or land development.

Section 603.3 Requirements

1. Proposed subdivisions and land developments shall be required to meet specific criteria and standards in Table 603.3 – Character Areas Criteria and Standards. Applicability of criteria and standards varies by type of development and is indicated in the table.
2. Proposed subdivisions and land developments shall also be required to consider and where appropriate incorporate other enhancements of design, facilities, and features by which the development will be made consistent with the characteristics of the character area in which it is located. An applicant will be found to have made a good faith effort considering consistency enhancements if it has participated in a pre-application advisory meeting with the Planning Office as specified in Section 404. Determination of consistency shall be based on consistency guidelines published by the Planning Office.

SECTION 604 STREETS

Section 604.1 General requirements

1. Proposed streets which are to be dedicated and accepted by a municipality shall be designed and constructed by the developer according to the standards of this Ordinance, and according to the standards of the host municipality where it specifies higher and/or additional standards.
2. Proposed streets which are to be privately owned and maintained and not dedicated and accepted by a municipality shall be designed and constructed by the developer according to the standards of this Ordinance.

Section 604.2 Planning

1. Proposed streets shall be consistent with Crawford County's and the host municipality's adopted comprehensive plans, and any municipal, county, regional, and state road and highway plans that have been prepared and officially adopted and/or filed as prescribed by law.
2. The proposed street layout shall provide for the continuation or projection of existing streets in the surrounding area unless the Planning Commission deems such extension undesirable for specific reasons of topography, usage, or design.
3. Streets shall be logically related to the topography to achieve usable lots and reasonable grades, and to minimize earth moving and disturbance of natural features.
4. All proposed streets, both public and private, shall connect to and have access to a public or private street with approval for connection and access granted by the governmental or private entity that owns and maintains the street.
5. When the subdivision includes lots or remnant tracts or adjoins unsubdivided property, any of which are large enough for further subdivision into streets and lots, new streets or reserved right-of-way not less than fifty (50) feet in width shall be provided at location(s) suitable to enable future access, connection, and development of said property.
6. Dead end streets shall be prohibited except where designed as a permanent cul-de-sac street or where proposed as a temporary dead end where future extension of the street is proposed to connect to an authorized future phase of development or to an adjoining property. A temporary dead end street which is open to traffic shall be provided with a temporary all weather turnaround. The turnaround shall be completely within the boundaries of the subdivision, and the use and maintenance of the turnaround shall be guaranteed to the public until such time as the street is extended. Streets designed for extension into adjoining properties shall be constructed to the property line of the adjoining property.

Section 604.3 Street right-of-way

1. Proposed streets shall have a right-of-way with a minimum width of fifty (50) feet.
2. Additional right-of-way widths may be required by the Planning Commission where warranted by the topography, extent of excavation and/or filling for the street, or volume and character of traffic to be accommodated by the street.

Section 604.4 Street design standards

1. Proposed streets which are classified as local streets according to the definition in this Ordinance shall be designed and constructed according to the applicable criteria and standards in Table 603.3 – Character Areas Criteria and Standards for the character area in which the street is located, and according to standards in Table 604.4.1 – Local Street Design Standards and Table 604.4.2 – Local Street Construction Standards.

TABLE 604.4.1 – LOCAL STREET DESIGN STANDARDS	
	Standard
Cross Slope minimum	2%
Cross Slope maximum	8%
Vertical Grade minimum	0.5%
Vertical Grade maximum	10%
Operating Speed maximum	25 MPH
Centerline Curve Radius minimum	250 feet
Length Between Curves minimum	100 feet

TABLE 604.4.2 – LOCAL STREET CONSTRUCTION STANDARDS		
Paving Course	Paving Material	Paving Section Thickness (in)
Wearing Course	9.5 mm WMA 64S-22	1.5
Base Course	25 mm WMA 64S-22	4
Subbase Course	PennDOT 2A	6
Subgrade	Proofrolled/Stable	

- Proposed streets which are classified as arterial or collector streets according to the definition in this Ordinance shall be designed and constructed according to standards of the Pennsylvania Department of Transportation as prescribed in the current editions of Publication 13M Design Manual and Publication 408 Specifications.

Section 604.5 Street intersections

- Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at any angle of less than sixty degrees.
- Intersections including more than four approach legs shall not be permitted.
- Clear sight triangles of seventy-five (75) feet measured each way from the centerline of the driver's position shall be provided at all intersections. No visual obstructions higher than thirty-six (36) inches shall be permitted within sight triangles other than street signs and light poles.
- Intersections on the same side of a street shall be separated by at least six hundred (600) feet measured from the edge of cartway.
- Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of two hundred (200) feet as measured from the edge of pavement.
- The grade of any street at the approach to an intersection shall not exceed four percent for a distance of twenty-five feet measured from the edge of the cartway.

Section 604.6 Cul-de-sac streets

Cul-de-sac streets may be permitted where through traffic is not essential to the area for safe and optimum traffic movement on the existing or future street system, adequate access for emergency vehicles, or development of adjacent properties large enough for further subdivision. Cul-de-sac streets shall meet the following requirements:

1. Cul-de-sac streets, permanently designed as such, shall furnish access to not more than twenty dwelling units or in the case of commercial, industrial or institutional developments, less than eight hundred and fifty average daily vehicle trips. The minimum length of a cul-de-sac street shall be two hundred and fifty feet.
2. Cul-de-sac streets shall be provided at the closed end with a circular turnaround having a minimum radius to the outer cartway edge of forty-two (42) feet, and right-of-way radius of a least fifty (50) feet. Alternately, a “T” type turnaround may be approved where its design has been found satisfactory upon review of the fire department serving the site in the host municipality.
3. Design and construction of cul-de-sac streets shall meet standards for street design and construction required in this Ordinance.

Section 604.7 Marginal access streets

Where a subdivision abuts on, or contains an existing or proposed major traffic street on which traffic volumes and vehicular speeds warrant special safety precautions, the Planning Commission may require that a marginal access street be provided in order that no lots access directly into such existing or proposed major traffic street.

SECTION 605 NAMES AND ADDRESSES FOR STREETS AND DRIVEWAYS

Where a subdivision or land development includes a proposed public or private street, private common driveway, mobile home park internal street, or campground driveway, and where naming and addressing of said streets and driveways is required and must meet county standards, the Crawford County Public Safety Department shall review and approve names and addresses.

SECTION 606 SIDEWALKS

Section 606.1 Where required

Installation of sidewalks shall be required with proposed streets and land developments as prescribed in Table 603.3 – Character Areas Criteria and Standards for the character area in which the street or land development is located.

Section 606.2 Standards

1. Sidewalks shall be located on both sides of the street within the street right-of-way and shall align, where not prohibited by existing conditions, with existing sidewalks on adjacent properties.

2. Sidewalks shall be constructed of PennDOT Class A Concrete four (4) inches thick placed upon a minimum four (4) inch layer of PennDOT 2A, and have a minimum two (2) percent transverse slope from property line to curb to facilitate drainage.

SECTION 607 STREET TREES

Section 607.1 Where required

Street trees shall be provided with proposed streets and land developments as prescribed in Table 603.3 – Character Areas Criteria and Standards for the character area in which the street or land development is located.

Section 607.2 Standards

1. Street trees shall be located between the street right-of-way line and the setback line except in character areas where smaller setbacks are prescribed, in which situations street trees may be located within the street right-of-way.
2. Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted such that their trunks are a minimum distance of three (3) feet from curbs and sidewalks, twelve (12) feet from overhead utilities, and six (6) feet from underground utilities.
3. Trees shall be planted at a rate of at least one tree per forty (40) feet of street frontage. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.
4. Tree species shall be selected based on industry standards for appropriate growth rates and mature heights for use as street trees compatible with conditions in locations where they will be planted.
5. Existing healthy trees of appropriate species may be preserved and counted in providing required plantings.

SECTION 608 BICYCLE RACKS

Section 608.1 Where required

Bicycle racks shall be provided with proposed land developments as prescribed in Table 603.3 – Character Areas Criteria and Standards for the character area in which the street or land development is located.

Section 608.2 Standards

1. Bicycle racks shall be of sufficient size to accommodate anticipated usage by the use(s) in the land development.
2. Bicycle racks shall be secure devices in which a bicycle stands erect and to which a bicycle frame and one (1) wheel of the bicycle can be attached with a cable or locking device.

SECTION 609 TRAILS

Section 609.1 Where required

1. When the site of a subdivision or land development is traversed by an existing or a proposed trail with public access for use by pedestrians, bicyclists, equestrians, ATVs, and/or snowmobiles, as delineated in an adopted comprehensive plan, transportation plan, or open space or recreation plan of the county or municipality, the following requirements shall apply:
 - a. The development shall provide for continuation of any said existing trail and its use. Alterations of the trail course may be permitted provided:
 - 1) The points at which the trail enters and exits the tract shall remain unchanged.
 - 2) The proposed alteration will not diminish the trail design and function.
 - b. The development shall provide for installation of any said proposed trail in accord with specifications identified in the adopted county or municipal plan proposing the trail or in accord with the standards in 609.2.
2. When existing developed parcels adjacent to a proposed subdivision or land development allow for dedicated public access through a defined area for the purpose of connecting to a county or municipal trail, this connection should be continued through a dedicated public access way to serve the proposed development.
3. When a subdivision or land development lies adjacent to a park, school, or other pedestrian destination, pedestrian connections should be made to that destination.

Section 609.2 Standards

1. Trail widths shall be as follows
 - a. Multi-use trails shall be ten (10) to twelve (12) feet wide with a cleared area of five (5) feet in width on either side.
 - b. A pathway for walking or bicycling shall be a minimum of six (6) feet wide with a cleared area of two (2) feet on either side.
2. Multi-use trails and pathways shall have a hard surface installed in accord with generally accepted standards.
3. When trails are intended for public use, they shall be protected by a permanent access easement with a minimum width of twenty (20) feet on the properties on which they are located.
4. Where a trail runs coincidentally with a paved street intended for use by motorized vehicles, landscaping and other physical structures shall be installed to increase the separation between the trail and the street.

5. Means shall be provided for ownership and perpetuation of a trail continued or installed in accord with this Section. Said means shall be as specified in the adopted county or municipal plan proposing the trail or by placing ownership and/or care of a trail and easement with the county, host municipality, a public or private nonprofit organization whose mission includes such responsibilities, or a homeowners association or other private entity associated with the development that agrees to fulfill ownership and care responsibilities.
6. Trails shall be landscaped and/or existing vegetation shall be preserved to help delineate the route of the trail and screen surrounding properties from trail users.

SECTION 610 EMERGENCY ACCESS REQUIREMENTS

All subdivisions or land developments containing more than twenty dwelling units or non-residential buildings containing twenty thousand or greater square feet of gross floor area shall provide at least two separate and distinct means of access to the subdivision or land development.

1. Access may be provided by connecting a proposed street or streets at two different points to an existing street or streets such that a vehicle has access to any and all proposed lots from either of the connection points.
2. Access for a land development may be provided by two or more driveways into the land development. Such driveways shall be separated by a distance of at least two hundred (200) feet and shall comply with all requirements of this Ordinance.

SECTION 611 TRAFFIC IMPACT STUDIES

Traffic impact studies shall be prepared for certain subdivisions and land developments to ensure they do not adversely affect the transportation network, to identify traffic problems associated with access to the development, and to delineate needed solutions and improvements.

Section 611.1 Where required

A traffic impact study shall be submitted with an application for a major subdivision or a land development that meets any one of the following criteria:

1. The development is expected to generate 3,000 or more average daily trips or 1,500 vehicles per day.
2. During any one hour time period of any day of the week, the development is expected to generate 100 or more vehicle trips entering the development or 100 or more vehicle trips exiting the development.
3. For existing sites being redeveloped the site is expected to generate 100 or more additional trips entering or exiting the development during anyone-hour time period of any day of the week.

4. The development is expected, in the opinion of the Planning Commission, to have a significant impact on highway safety or traffic flow, even if none of the above criteria are met.

Section 611.2 Standards

1. A traffic impact study shall be prepared and include content in accordance with current guidelines for traffic impact studies published by the Pennsylvania Department of Transportation.
2. A traffic impact study shall also analyze and recommend mitigation measures for impacts of development traffic on public transit, pedestrians, and other alternative forms of transportation. Mitigation measures and improvements shall be recommended where needed to ensure adequate and safe service and movement on, through, and adjacent to the site.
3. The Planning Commission may refer a submitted traffic impact study to the fire department, police department, other emergency service providers, and the public transit agency serving the area of the proposed development for review and comment.
4. The Planning Commission shall review the traffic impact study and consider its mitigation recommendations addressing traffic impacts that will occur due to the land development. The Planning Commission may determine that certain improvements on and/or adjacent to the site are necessary requirements for land development plan approval and may attach these as conditions to the approval. If the Planning Commission determines that such additional improvements are necessary, the developer shall have the opportunity to submit alternative improvement designs to obtain plan approval.

SECTION 612 SANITARY SEWERS

Section 612.1 Connection to existing system

1. A proposed subdivision or land development shall connect to a public sewer system and provide public sewer service to its development where an existing public sanitary sewer system is reasonably available with adequate capacity. The extension of sewer mains and the construction of public sewer service for the development shall comply with the design requirements and construction specifications of the municipality, municipal authority, or utility that owns the public sewer system. A public sanitary sewer system shall be deemed to be reasonably available if:
 - a. The subdivision or land development is within a designated future public sewer service area according to the municipality's official Act 537 Sewage Facilities Plan; or
 - b. The subdivision or land development is in a location or within a distance requiring connection according to the rules and regulations of the public sewer service provider.

2. Where sanitary sewer service will be provided by connection to a public sewer system, the applicant shall provide an ability to serve letter from the municipality, municipal authority, or utility that owns the system.
3. Where sanitary sewer service will be provided by connection to a public sewer system, but the service area is not part of an existing Act 537 planning document, it shall be the applicant's responsibility to prepare an Act 537 plan update for review and approval by PADEP, and to submit documentation of approval with the subdivision or land development application.

Section 612.2 Existing system not available

Where connection to and service by a public sanitary sewer system will not be provided in accord with the above provisions, the subdivision or land development shall provide sanitary sewer service by:

1. Installation of individual on-lot sewage disposal systems as approved by the municipality, its sewage enforcement officer, and the PA Department of Environmental Protection; or
2. Construction of a private sanitary sewer system consistent with the municipality's official Act 537 Sewage Facilities Plan, approved and permitted by the PA Department of Environmental Protection, and designed and installed according to PA DEP's Pennsylvania Domestic Wastewater Facilities Manual.

Section 612.3 Non-Building Lots

Where acceptable by and complying with the policies and rules of the municipality and the PA Department of Environmental Protection in administering Act 537 sewage facilities planning, a lot that is otherwise buildable according to the provisions of this Ordinance and applicable municipal ordinances may be created and designated non-building without providing suitable sanitary sewer service. The final subdivision plan shall contain a notation, meeting municipal and PA DEP policies and rules, for each such lot declaring the lot to be for non-building purposes until such time that suitable sanitary sewer service is provided, and indicating an application for and approval of a new subdivision is required to remove the non-building notation.

SECTION 613 WATER SUPPLY

Section 613.1 Connection to existing system

1. A proposed subdivision or land development shall connect to a public water system and provide public water service to its development where an existing public water system is reasonably available with adequate capacity. The extension of water mains and the construction of public water service for the development shall comply with the design requirements and construction specifications of the municipality, municipal authority, utility, or other entity that owns the public water system. A public water system shall be deemed to be reasonably available if:

- a. The subdivision or land development is within a designated future public water service area according to an official public water supply or service plan of the municipality or appropriate authority or utility; or
 - b. The subdivision or land development is in a location or within a distance requiring connection according to the rules and regulations of the public water system provider.
2. Where water service will be provided by connection to a public water system, the applicant shall provide an ability to serve letter from the municipality, municipal authority, utility, or other entity that operates the system.

Section 613.2 Existing system not available

1. Where connection to and service by a public water system will not be provided in accord with the above provisions, the subdivision or land development may provide water service by construction of a private water system approved and permitted by the PA Department of Environmental Protection and designed and installed according to PA DEP's Public Water Supply Manual.
2. Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, water shall be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be submitted as evidence.

SECTION 614 OTHER UTILITIES

1. Provision of easements or rights-of-way for and location of natural gas, electric, cable, fiber optic and telephone, and other public utilities shall comply with requirements and standards of the applicable public utility company(ies).
2. Where any petroleum products, natural gas, or electric transmission line traverses a proposed subdivision or land development, the developer shall confer with the applicable transmission or distribution company to determine the minimum distance that shall be required between any structures and the centerline of such transmission line. Additionally, a letter from the owner of the transmission line stating any conditions on the use of the parcel and the right of way width, or a copy of the recorded agreement that shall contain the above data, shall be required to be submitted with a preliminary plan application.

SECTION 615 STORMWATER MANAGEMENT AND DRAINAGE

1. All subdivisions and land developments shall provide adequate stormwater management and drainage, including control of stormwater and discharges associated with construction activity, meeting applicable requirements of:
 - a. The stormwater management ordinance of the host municipality.

- b. The National Pollution Discharge Elimination System (NPDES) permit for the development.
 - c. The Erosion and Sediment (E&S) Control Permit for the development.
2. The applicant shall submit with the subdivision or land development application documentation indicating above requirements have been or will be met.
3. Existing natural drainage and conditions should be preserved and incorporated into the stormwater management and drainage systems. The damming, filling, relocating, or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural watercourse shall not be permitted unless there is compliance with all applicable laws and regulations.

SECTION 616 COMMUNITY WATER SUPPLY SOURCE RECHARGE AREAS

Any subdivision involving a new street or any land development which is proposed to be located within an officially delineated source water recharge area for a community water supply shall provide an assessment, prepared by a qualified professional, of impact to the community water supply. The assessment shall provide evidence that the subdivision or land development will not cause adverse impact to water supply quality or quantity, or that the subdivision or land development will implement measures to mitigate any adverse impacts. The applicant shall obtain and provide with its application a satisfactory review letter from the licensed operator of the affected community water supply.

SECTION 617 RIPARIAN BUFFERS

Whenever a pond, watercourse, stream, or intermittent stream is located within a proposed major subdivision or land development, a riparian buffer of fifty (50) feet from the top-of-bank shall be maintained along said pond, watercourse, stream, or intermittent stream where deemed appropriate in consultation with the Crawford County Conservation District to implement conservation objectives. The riparian buffer shall be indicated on the major subdivision or land development plan. Within the buffer:

1. New structures, buildings, driveways, parking lots, and grading shall be prohibited.
2. New streets which are integral to safe and adequate access to and internal circulation for the major subdivision or land development may be permitted provided the applicant will implement measures to mitigate any adverse impacts within the riparian buffer.
3. The applicant shall provide a plan to maintain vegetation within the buffer and is encouraged to consult an environmental professional and/or the Crawford County Conservation District in preparation of the plan.

SECTION 618 MONUMENTS AND MARKERS

Section 618.1 General

1. Survey monuments and markers shall be placed at points of a subdivision or land development according to the requirements in this Section.

2. Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground.
3. Monuments and markers shall be placed by a registered professional land surveyor.
4. Proposed and existing found monuments and markers shall be indicated as such on the final plan. Latitude and longitude of monuments to be placed shall be shown on the final plan.

Section 618.2 Monuments

1. Monuments shall be set:
 - a. On at least two (2) points along the right-of-way of any proposed street.
 - b. On at least two (2) points on the perimeter boundary of a tract in which a major subdivision is proposed, placed at the intersection of lines forming angles in the perimeter boundary.
 - c. At such intermediate points as may be required by the Planning Commission.
2. Monuments shall be six (6) inches square or six (6) inches in diameter, twenty-four (24) inches long with a flat top and made of concrete or stone. Concrete monuments shall be marked with a minimum five-eighths (5/8) inch copper or brass dowel or drill hole. Stone or pre-cast concrete monuments shall be marked on top with a drill hole.

Section 618.3 Markers

1. Markers shall be set on all proposed lots and streets at points specified below, except where points are or will be monumented:
 - a. On proposed lots, at all lot angles and corners and at the beginning and end of all curves in lot lines.
 - b. On proposed streets, at angle points and at the beginning and end of all curves in street right-of-way lines.
2. Markers shall be a minimum five-eighths (5/8) inch square or a minimum five-eighths (5/8) inch in diameter, thirty (30) inches long and made of iron pipe or iron or steel bars.

ARTICLE 7 SUBDIVISIONS

SECTION 701 LOT REQUIREMENTS

Section 701.1 General provisions

1. Lots shall be generally sufficient in size and shape to accommodate the proposed development or use, preserve long-term usability, minimize encroachment of development on non-buildable or constrained lands such as utility lines, water bodies, wetlands, floodplains, or steep slopes, and ensure adequate access and circulation of vehicles and pedestrians.
2. Every lot in a subdivision shall abut and be served by an existing street, a street proposed in the same subdivision plan proposing the lot, or a proposed private common driveway as provided for in Section 701.4.
3. Side lot lines shall be generally at right angles or radial to street lines.
4. Double frontage lots are prohibited except where essential to provide separation of development from major traffic or collector streets, or to overcome particular topographic and orientation disadvantages.
5. Any remnant of land left existing after subdividing shall meet requirements for lot dimensions and shall abut on a street or private common driveway as specified in this Ordinance unless it is proposed to be conveyed as an adjoiner in accord with paragraph 6 below.
6. A proposed lot not meeting the requirements of this Ordinance for minimum lot dimensions, for abutting a street or private common driveway, or for providing suitable sanitary sewerage, and intended to be conveyed and adjoined to an adjacent property, is permitted, provided the following:
 - a. Language is included on the plat designating *“Lot #___ is not a separate building lot and is to be conveyed and become part of adjoining land of (name of landowner).”*
 - b. Both the lot created in effect by combination with an adjoiner and the remnant lot shall comply with applicable lot dimension requirements.
 - c. A “lot combination symbol” shall be provided on the plan clearly indicating said intent. The symbol used shall represent a “Z”.
 - d. A draft copy of the deed(s) proposed for future recording shall be provided and said deed(s) shall affect the lot addition on the approved plan by providing a legal description of the combined lot(s) and indicating an intent to convey and adjoin the lot(s). Failure of the applicant to record said deed(s) within ninety (90) days subsequent to recording the final plan shall constitute a violation of this ordinance, and shall be subject to all the enforcement proceedings contained in Section 305 of this ordinance.

Section 701.2 Lot Area, Width, and Setback Requirements

1. Where located in a municipality with a zoning ordinance, lots in proposed subdivisions and land developments shall comply with the area, width, and setback standards in the zoning ordinance of the municipality.
2. Where located in a municipality without a zoning ordinance, the design of area, width, and setback of lots in proposed subdivisions and land developments shall consider and be consistent with the characteristics of the character area in which the lot is located in accord with the provisions in Section 603.

Section 701.3 Flag lots

Flag lots as defined by this Ordinance are permitted, provided the main body of the lot – the “flag” – shall meet the applicable lot area and width standards, and provided the access strip – the “pole” – shall meet the following requirements.

1. The access strip shall be a fee-simple part of the flag lot, and shall not be a separate parcel, right-of-way, or easement, and shall not be used for any purpose other than the location of an access driveway.
2. The access strip shall connect directly to an existing street or a street proposed in the same subdivision plan proposing the flag lot.
3. The access strip shall have a minimum width of twenty-five feet (25') where the main body of the flag lot is two (2) or less acres in size and a minimum width of fifty feet (50') where the main body of the flag lot is over two (2) acres in size.

Section 701.4 Private common driveways

Lots may abut and be served by a private common driveway as defined by this Ordinance under the following specific terms:

1. Private common driveways shall have a minimum right-of-way of fifty (50) feet.
2. Private common driveways shall be designed and constructed in such a manner that they can be maintained in a travelable condition under ordinary conditions during all seasons of the year, and shall be exempt from street design and installation requirements of this Ordinance.
3. Private common driveways shall be limited to provide service to and access by a maximum of three (3) lots. Land developments as defined by this Ordinance shall not be permitted on lots served by a private common driveway.
4. All lots served by private common driveways shall front on the private common driveway. Flag lots off a private common driveway are prohibited.
5. Private common driveways shall connect directly to an existing street or a street proposed

in the same subdivision plan proposing the private common driveway.

6. No lots in addition to the maximum of three (3) lots served by a private common driveway shall be approved until the private common driveway is upgraded to meet the specifications for a street prescribed in this Ordinance.
7. Ownership, maintenance, and liability associated with all private common driveways approved under this provision shall be the responsibility of abutting property owners. A right-of-way, use, and maintenance agreement shall be submitted with the subdivision application indicating legal access to the private common driveway for the proposed abutting lots and maintenance responsibilities to be met by the owners of proposed abutting lots.
8. A statement shall be placed on the plat stating, *“The private common driveway shown on this plan is for the purpose of access to the lots indicated. This is not a private or public street. No more than three (3) lots served by and accessing this private common driveway shall be permitted until the private common driveway is upgraded to meet the street standards in effect at that time.”*

ARTICLE 8 LAND DEVELOPMENTS

SECTION 801 APPLICATION OF STANDARDS

The following design standards and requirements shall be applied by the Crawford County Planning Commission in evaluating plans for proposed land developments. Land developments shall comply with these standards in addition to standards in Article 6.

SECTION 802 GENERAL REQUIREMENTS

1. Land developments shall provide to adjacent landowners adequate privacy, light, air and protection from noise through building design, street layout, buffering through screening or plantings and of building orientation and location.
2. Buildings shall be placed in consideration with the site's topography, existing vegetation, and surrounding land uses, taking into account energy conservation, solar access, and pertinent natural features.
3. The development of a site should use methods that reduce energy, water, and fuel consumption needs of the property. Opportunities to utilize renewable energy sources, conserve and reuse water resources, and reduce fuel consumption should be considered.
4. The configuration of a land development should reduce potential health hazards to the future users of the land development and to the community as a whole.

SECTION 803 DESIGN REQUIREMENTS

Section 803.1 Driveways and access

1. Driveways shall be designed to provide safe and adequate access to and movement within a land development site for various types of users.
2. No driveway may be connected to a public right-of-way and no driveway connection to a public right-of-way may be altered without obtaining an access permit from PennDOT or the municipality as applicable.
3. Every land development shall front on or be directly accessed by a public or private street.
4. Access to a land development shall be managed as follows:
 - a. One access shall be permitted for a land development except where additional accesses are required for emergency access in accord with Section 610. Additional accesses not required for emergency access may be permitted if they are determined to be necessary to accommodate traffic to and from the site and can be achieved in a safe and efficient manner.

- b. Where a land development abuts two or more streets, access shall be provided to the street on which it will present the least safety hazard and interruption of optimal traffic movement.
 - c. Driveways shall be separated on the same side of the street from other driveways that exist or are proposed or from any intersecting streets according to the distances prescribed below. Distances shall be measured from the edge of pavement for driveways and the edge of cartway for streets.
 - 1) 600 feet along an arterial street
 - 2) 400 feet along a collector street
 - 3) 200 feet along a local street
 - d. Driveways shall be aligned with driveways and streets on the opposite side of the intersecting street. If alignment is not possible, the intersections shall be offset at least 200 feet as measured from the edge of pavement for driveways and the edge of cartway for streets.
5. To promote safety, driveway design shall ensure that:
- a. Sight distance is adequate to safely allow each permitted movement to be made into or out of the access driveway.
 - b. The driveway will not create a hazard or undue traffic congestion on the abutting street.
 - c. The driveway will not create a hazard to or impair pedestrian or bicycle use of the abutting street and right of way.
6. Driveways shall be constructed at right angles to the abutting street. Relief of the right-angle requirement may be granted if site geometry and grading will prohibit this standard.
7. Driveways shall not be designed or constructed to block or impair the ability to maintain, remove snow and ice from, or improve the abutting street and right-of-way.
8. Driveways shall not be designed and constructed at locations that would interfere with the placement and proper functioning of street signs, signals, detectors, lighting or other devices that affect traffic control.

Section 803.2 Off-street parking

Off-street parking shall be provided serving employees, patrons, and visitors of land developments. Unless otherwise prescribed by municipal zoning or other ordinance, off-street parking shall meet the following requirements:

- 1. Parking spaces shall be a minimum of nine feet (9') wide by eighteen feet (18') long exclusive of aisles or driveways.

2. Access to off-street parking areas shall be limited to well-defined locations. Aisles shall be provided so that vehicles do not enter parking spaces directly from a street or its right-of-way and do not exit parking spaces directly onto a street or its right-of-way.
3. Parking spaces and aisles shall be set back a minimum of fifteen (15) feet from street right-of-way lines and property boundaries.
4. Parking lots and access driveways leading to them shall be surfaced with a stabilized, dust-free, all-weather material placed over at least six inches of well-compacted and choked base course of crushed aggregate.
5. Parking lots shall include landscaping of trees, shrubs, and ground cover designed to minimize the visual impact of glare from headlights and parking lot lights, delineate and enhance safety of parking rows, aisles, and pedestrian routes, and minimize reflected heat. Landscaping design and materials shall be per industry standards for the region with designs sealed by a professional engineer or landscape architect. Landscaping shall include but not be limited to:
 - a. A planting screen where a parking lot abuts an existing residential use.
 - b. For large parking lots, planting islands and planting strips that divide parking lots into smaller parking areas of no more than 40 spaces for a residential land development and no more than 100 spaces for a nonresidential land development.
6. Off-street parking spaces shall be provided in an appropriate number to safely and adequately accommodate the intended use and to minimize negative environmental impacts and consumption of land. Applicants shall provide documentation supporting the proposed number of parking spaces.

Section 803.3 Screening

1. Proposed commercial or industrial land developments abutting an existing residential land use shall provide screening along the property line abutting the residential use. Screening shall not be required where proposed land development features, including buildings, parking lots, equipment, and storage areas, are set back four hundred (400) feet or more from the property line along which screening would be required.
2. The Planning Commission may require screening for a land development proposed in a Downtown Main Street, Mixed-Use Neighborhoods, or Rural Village Corners character area where density of development presents greater impact on adjacent uses that are of a significantly different character, density, or intensity. Screening may be required to conceal specific areas of high visual impact or to minimize hazards and nuisances.
3. Screening shall be located in a buffer area of a minimum width of ten (10) feet for a commercial land development and twenty (20) feet for an industrial land development.

4. Screening may include trees, plants, and/or a solid fence or wall, of such height and density as to create a barrier to visibility, light glare, and noise. Screening may include preserved existing vegetation and natural topographic features which provide an equivalent screening effect. Screening design and materials shall be per industry standards for the region with designs sealed by a professional engineer or landscape architect.

Section 803.4 Outdoor lighting

Land developments shall prevent nuisance and glare from outdoor lighting as follows:

1. All lighting shall be aimed, located, designed, fitted and maintained to not present a hazard to or impair the safe travel of drivers or pedestrians, and to not create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.
2. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
3. Floodlights and spotlights that are not full-cutoff or fully shielded shall be so installed and aimed that they do not project their output into the windows of neighboring properties, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.
4. The level of illumination projected onto a residential use from another property shall not exceed 0.1 initial horizontal footcandle, at the property line. The level of illumination projected onto a non-residential use shall not exceed 1.0 initial horizontal footcandle at the property line.
5. Directional fixtures illuminating façades, fountains, flags, landscaping, and similar features shall be aimed so as not to project their output over a greater spread than or beyond the objects intended to be illuminated.
6. Canopy lighting shall be accomplished using flat-lens full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be level with or below the light source.
7. When requested by the Planning Commission, the applicant shall submit a visual-impact plan that demonstrates appropriate steps have been taken to mitigate the potential consequences of on-site and off-site glare.

SECTION 804 COMMERCIAL AND INDUSTRIAL LAND DEVELOPMENTS

Applicants for commercial and industrial land developments shall demonstrate that the land development will meet applicable health, safety, and environmental standards of local, state, and federal governments. Land developments shall be designed to create no health, safety, or welfare hazards to persons or property affected by the land development due to noise, vibration, odor, toxic or noxious matter, heat, dust and fly ash, smoke, fire, explosion, chemicals, radio waves, or electronic disturbances.

SECTION 805 CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

The regulations of this Section shall apply to all campgrounds, including recreational vehicle parks, as defined by this Ordinance.

Section 805.1 General requirements

1. Campgrounds shall be intended only for intermittent, transient recreational use. No camping site or unit placed thereon shall be used for year-round residential occupancy or maintained as a permanent residence or address. Any development which creates lots for transfer of ownership, or for recording of individual lots whether for transfer or lease, shall be considered a subdivision and shall meet all requirements for subdivisions in this Ordinance.
2. All campgrounds shall have a maximum density of 4 camping sites per gross acre.
3. All camping sites and auxiliary campground structures shall be located at least 50 feet from the campground boundary lines, including public rights-of-way.
4. A campground driveway system shall be installed to provide internal circulation for access to camping sites and campground facilities. No camping site or campground facility shall be accessed directly from a public or private street. Internal driveways shall be properly graded, drained, and graveled to provide a stable and durable surface that can be maintained in a travelable condition under typical conditions. The surface shall be treated with washed fine gravel, and with dust suppressor where needed, to eliminate dust and mud. This surface treatment shall be considered a minimum treatment and any other treatment equal to or better will be approved by the Planning Commission. The internal driveway system shall connect at two locations to a public or private street adjacent to the campground.
5. Campgrounds shall provide appropriate sanitary sewer and water service and facilities meeting requirements of the host municipality and the PA Department of Environmental Protection. Sanitary sewer and water service shall also meet the requirements of Sections 609 and 610 of this Ordinance.

SECTION 806 ENERGY FACILITY LAND DEVELOPMENTS

Land developments for energy facilities as defined by this Ordinance shall meet the following requirements designed to address impacts presented by such developments including: extensive use of land and related impacts to farmland, forest, wildlife habitat and corridors, waterways and wetlands, and scenic assets; other unique environmental and safety impacts such as noise, lighting, glare, and exposure to hazards; and limited reuse options.

Section 806.1 General requirements

1. Development of an energy facility shall comply with all applicable local, state, and federal environmental, safety, and other regulations. Evidence of compliance shall be submitted with the land development application.

2. Design of the energy facility shall conform to applicable industry standards. The applicant shall submit evidence of having obtained any applicable certificates of design compliance from equipment manufacturers or other certifying organizations.
3. The applicant shall submit an impact statement assessing potential environmental, natural, cultural, and viewshed impacts, how such impacts will be avoided or mitigated, and how mitigation measures will be maintained. In preparing the statement, the applicant shall consult existing plans and inventories of the county and host municipality including but not limited to the comprehensive plan, soil survey, natural heritage inventory, historic resources inventory, flood hazard maps and studies, and hazard mitigation plan.
4. The applicant shall submit a combined management and decommissioning plan. At a minimum it shall contain:
 - a. Owner contact information, including a phone number and identity of a person responsible for responding to inquiries and complaints throughout the life of the project.
 - b. A description of how facilities and equipment will be inspected, maintained, repaired, and replaced in a manner consistent with industry standards to keep facilities in good repair and operating condition.
 - c. A description of how the site and the features required by this Ordinance will be maintained.
 - d. An emergency response plan which shall be reviewed and approved by the Crawford County Public Safety Department. The plan shall indicate that the facility owner/operator will provide at its expense an appropriate site orientation for first responders prior to commencing operations.
 - e. A transportation plan that shows, during construction and during operations, all roadways that will be used to access the site and the level and character of traffic generated by the facility. The plan shall document that road bonding requirements of the host municipality have been or will be met.

Section 806.2 Location requirements

1. No structure or facility shall be located within two-hundred and fifty (250) feet of an existing residential structure.
2. All structures and facilities shall be set back from the perimeter boundary line of the property or easement which encompasses the energy facility site at least a distance of the greater of fifty (50) feet or 1.5 times the height of a structure or facility on the site, and shall be set back at least one-hundred (100) feet from the edge of a perennial watercourse.
3. All-natural gas compressor station equipment shall comply with the following minimum setback distances:
 - a. Two-hundred (200) feet from adjoining properties and public road rights-of-way.

- b. Two-hundred fifty (250) feet from any existing residential structure not located on the project parcel or any school, church, hospital or other occupied building.

Section 806.3 Access and security requirements

1. At a minimum, a twenty-five-foot-wide access road must be provided from a state or township street into the site.
2. An energy facility site shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate.
3. Warning signs shall be placed on the fencing surrounding the site providing notice of the potential dangers and the contact information in case of an emergency.

Section 806.4 Impact mitigation requirements

1. All on-site transmission, connection, and plumbing lines shall be placed underground to the extent feasible.
2. Outdoor lighting shall not be permitted except to the extent required for safety or applicable federal, state, or local authority. Where provided, lighting shall meet standards of this Ordinance.
3. All structures or equipment shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or streets.
4. Noise from any structure, equipment, or operations on an energy facility site shall not exceed 55 dBA at the nearest property line. The applicant shall provide technical support documentation indicating that the noise standard will be achieved.
5. Shadow flicker from a wind energy facility shall not exceed 30 hours per year measured to the exterior wall of any dwelling or other occupied building. The applicant shall provide technical support documentation indicating that the shadow flicker standard will be achieved.
6. For land areas on the site not occupied at ground level by structures, equipment, or vegetative screening, the design shall include installation and establishment of perennial ground cover, which may include grasses, wildflowers, and pollinators. Alternately, site design may provide for such land areas to be used for grazing or other agricultural purposes. The applicant shall submit a plan for regular maintenance of ground cover vegetation which shall prohibit the use of pesticides.
7. In forested areas:
 - a. Where tree removal will be conducted to accommodate an energy facility, any existing forested areas within fifty (50) feet of the perimeter boundary of the property shall be left standing.
 - b. A six (6) foot firebreak shall surround the perimeter fence.

8. Screening shall be provided meeting requirements for industrial land developments prescribed in Section 803.3.
9. Battery energy storage systems shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, Standard for Installation of Stationary Energy Storage Systems, where its standards exceed or are in addition to the standards in Sections 806.2, 806.3, and 806.4.

Section 806.5 Decommissioning and removal

1. The energy facility and all related equipment shall be removed within 18 months of the date when use had been discontinued or abandoned by the facility owner and/or operator, or upon termination of the useful life of same.
2. The energy facility owner is required to notify the Crawford County Planning Office immediately upon cessation or abandonment of the operation. The facility shall be presumed to be discontinued or abandoned if no energy is generated, produced, or processed by the facility for a period of 12 consecutive months.
3. The energy facility owner will have 18 months in which to dismantle and remove the facility, all related equipment or appurtenances, buildings, roads, foundations, and other associated facilities from the property. To the extent possible, materials shall be resold or salvaged. The owner shall restore the land to its pre-existing condition as of the date of the land development application, including vegetation and forestry plantings of the same type/variety and density as pre-existed without re-introduction of invasive species, and suitable for its prior use. The owner shall conduct soil testing to discover if any ground contamination occurred on the site, and shall remediate any contamination found.
4. Prior to land development final plan approval, the energy facility owner shall provide financial security in the form and amount specified below and acceptable to and in favor of Crawford County to secure its obligations under this Section.
 - a. The applicant shall provide with the land development application an estimate of the cost of performing the decommissioning activities required herein. The energy facility owner shall provide financial security of 110% of the estimated cost of decommissioning. The estimate may include an estimated salvage and resale value, discounted by a factor of 10%. The decommissioning cost estimate formula shall be: gross cost of decommissioning activities minus 90% credit of salvage and resale value equals the decommissioning cost estimate.
 - b. On every 5th year anniversary of the date of providing the decommissioning financial security, the energy facility owner shall provide an updated decommissioning cost estimate, utilizing the formula set forth above with adjustments for inflation and cost and value changes. If the decommissioning security amount increases, the energy facility owner shall remit the increased financial security to the County within 30 days of the approval of the updated decommissioning security estimate by the County. If the decommissioning security amount decreases by greater than 10%, the County shall release from security any amounts held in excess of 110% of the updated decommissioning cost estimate.

- c. Decommissioning security estimates shall be subject to review and approval by the County. The energy facility owner shall be responsible for paying for costs of review by the County in accord with the requirements of this Ordinance.
- d. The decommissioning security may be in the form of surety bond, cash deposit, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth chartered lending institution in a form satisfactory to the County and in an amount as prescribed herein.
- e. Prior to land development final plan approval, the applicant shall enter into a decommissioning agreement with the County outlining the responsibilities of the parties under the agreement as to the decommissioning of the energy facility.

ARTICLE 9 MOBILE HOME PARKS

SECTION 901 APPLICABILITY

1. The provisions of this Article shall apply to the construction, expansion, or alteration of mobile home parks as defined in this Ordinance.
2. The standards in this Article shall apply to mobile home parks where mobile home lots are intended for lease or rental. Where the owner or developer intends to offer lots for sale for placement of mobile homes, the development shall be considered a subdivision and the requirements for subdivisions set forth in this Ordinance shall apply.

SECTION 902 MOBILE HOME LOTS

1. Each mobile home lot shall have a minimum area of five thousand (5,000) square feet and a minimum width of fifty (50) feet.
2. Each mobile home lot shall front on an approved and constructed internal street and shall not front on or have access to a public street.
3. All mobile home lots shall be located at least fifty (50) feet from the right-of-way line of a public street and at least fifty (50) feet from the mobile home park property boundary line.

SECTION 903 MOBILE HOME STANDS

Mobile home lots shall be improved to provide a permanent foundation or stand for the mobile home meeting the following requirements:

1. Mobile home stands, anchoring, and utility connections shall be installed meeting all applicable building code requirements.
2. Mobile home stands shall be located at least twenty-five (25) feet from an internal street, another mobile home stand, and any common-use or service building in the mobile home park.

SECTION 904 SITE DRAINAGE AND STORMWATER REQUIREMENTS

1. Mobile home parks shall provide adequate management of stormwater meeting the requirements of the stormwater management ordinance of the host municipality.
2. The ground surface in all parts of every mobile home park shall be graded and equipped to drain surface water in a safe, efficient manner.
3. Surface water ponding areas capable of breeding mosquitoes and other insects shall be eliminated.
4. Exposed ground surfaces in the park shall be covered with vegetation, stone screenings, or other solid material, or be stabilized or otherwise capable of preventing soil erosion.

SECTION 905 INTERNAL STREETS AND PARKING

Section 905.1 Streets

Mobile home parks shall provide internal streets, owned and maintained by the mobile home park owner, that provide access to mobile home lots and are used for vehicular and pedestrian circulation within the park. Internal streets shall meet the following requirements:

1. Two-way streets shall have traffic lanes with a minimum width of ten (10) feet for each lane.
2. One-way streets shall have traffic lanes with a minimum width of fourteen (14) feet.
3. Where on-street parking is to be permitted, a parking lane with a minimum width of eight (8) feet shall be provided.
4. All traffic and parking lanes shall be properly graded, drained, and graveled to provide a stable and durable surface that can be maintained in a travelable condition under typical conditions. The surface shall be treated with washed fine gravel, and with dust suppressor where needed, to eliminate dust and mud. This surface treatment shall be considered a minimum treatment and any other treatment equal to or better will be approved by the Planning Commission.

Section 905.2 Parking

1. Each mobile home lot shall provide a minimum of two (2) off-street spaces for car parking.
2. The mobile home park shall provide a minimum of 0.5 parking spaces per mobile home lot for visitor parking. Parking spaces may be in parking lanes, in parking lots, or in any combination of these, so long as the provisions for traffic lanes and parking lanes are met.

Section 905.3 Access

1. Points of access to off-street parking spaces and parking lots shall be provided with an unobstructed view.
2. Sidewalks may be required at the discretion of the Planning Commission after reviewing proposed access and parking within the development.

SECTION 906 LIGHTING

Lighting other than that attached to homes shall be provided so that all streets and parking areas are adequately illuminated for the safe movement of pedestrians and vehicles at night.

SECTION 907 SCREENING

Screening shall be required along the perimeter property line of a mobile home park meeting the standards for commercial land developments as prescribed in Section 803.3.

SECTION 908 OPEN SPACE

An area of not less than ten percent of the total land area of the mobile home park shall be accessible to the residents for recreational purposes.

SECTION 909 UTILITIES

1. Mobile home parks shall provide sanitary sewer service and water service within the park and serving all mobile home lots. Service shall be provided either by connection to an existing public system or by installation of a private system, either of which shall meet requirements and standards for sanitary sewers and water supply prescribed in Article 6.
2. Other utilities shall be provided in accordance with plans approved by the appropriate utility providers.

ARTICLE 10 INSTALLATION OF IMPROVEMENTS

SECTION 1001 PERFORMANCE REQUIREMENTS

Before approving any major subdivision or land development plan including improvements required by this Ordinance, the Crawford County 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.

SECTION 1002 PERFORMANCE GUARANTEE

The Crawford County 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 1002.1 Completion of improvements prior to final approval

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

Section 1002.2 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 Crawford County whereby the applicant shall guaranty, by deposit with Crawford County 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 County Engineer and the Crawford County 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 Crawford County 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. Crawford County may enter into an agreement with the host municipality by which the municipal engineer of the host municipality, with approval and authorization of the host municipality governing body, acts on behalf of the County Engineer in administering financial security procedures and requirements. Under such agreement, Crawford County shall retain responsibility and authority to take required actions of the governing body.
4. 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 1002.3 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 and/or Crawford County, 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 1003 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 and/or the Crawford County Board of Commissioners 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.

SECTION 1004 PRIVATE OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS.

Where ownership and maintenance of improvements required by this Ordinance and installed in accord with this Section is to be the private responsibility of individual lot owners, a homeowners' association or similar entity, or an organization capable of carrying out maintenance responsibilities, ownership and maintenance responsibilities shall be set forth in agreements, perpetual covenants, or deed restrictions binding on the landowners and their successors in interest.

ARTICLE 11
ENACTMENT

This Ordinance is hereby enacted at a regular meeting of the Board of Commissioners of Crawford County, Pennsylvania, held on the __th day of _____, 202_.

Chair

Vice Chair

Commissioner

ATTEST:

Chief Clerk

Crawford



County

Eric Henry
Chairman
Scott T. Schell
Vice-Chairman
Christopher R. Seeley
Secretary/Treasurer

Commissioners Office
903 Diamond Park
Courthouse
Meadville, Pennsylvania 16335

Brittany Johnston
Chief Clerk
Keith A. Button
Solicitor

ORDINANCE

2 of 2025

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF CRAWFORD COUNTY, PENNSYLVANIA ADOPTING THE 2025 CRAWFORD COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, Section 10502 of the Pennsylvania Municipalities Code, (hereinafter referred to as the "MPC") 53 P.S. 10502 provides that the subdivision and land development ordinance (hereinafter "SALDO") of a county shall govern the subdivision and development of land in municipalities that have not enacted their own subdivision and land development ordinance, and

WHEREAS, Crawford County Planning (CCP), as the designated planning agency for Crawford County under the MPC, has prepared a subdivision and land development ordinance to ensure that:

- The Ordinance complies with the current provisions of the MPC;
- The Ordinance complies with the other current applicable laws and regulations promulgated by federal, state, county, and local agencies;
- The Ordinance reflects current standards and practices associated with the preparation of subdivision and land development plans;
- The Ordinance contains current and correct technical standards for design and required improvements; and
- The Ordinance is generally consistent with Crawford Inspired, and

WHEREAS, two public meetings with stakeholders, including but not limited to surveyors, engineers, attorneys, and municipal officials and staff, were held to discuss the options regarding a countywide Ordinance, and

WHEREAS, upon receiving feedback from stakeholders the County's Planning Commission voted to pursue the development of a countywide SALDO, and

WHEREAS, the Board of Commissioners advertised its intention to hold a public hearing to inform and to obtain public comment on the proposed enactment of the Ordinance by publication of a notice once a week for two consecutive weeks in a newspaper of general circulation, and

WHEREAS, the Board of Commissioners held a public hearing on the proposed enactment of the Ordinance and determined, after considering public comments, to enact the Ordinance, and

WHEREAS, copies of a summary of the proposed Ordinance were published in a newspaper of general circulation not more than sixty (60) days or less than seven (7) days prior to the consideration of the enactment of the proposed Ordinance as required by Section 10506 of the MPC and made available for inspection at the County Law Library, County Planning Office, Commissioners Office, the nine (9) public libraries in Crawford County, and at the offices of the publishing newspaper of general circulation, and

WHEREAS, the Board of Commissioners of Crawford County is of the considered opinion that the enactment of the Ordinance will promote the health, safety, and welfare of the County's citizenry by establishing updated and current standards and regulations to govern subdivisions and land development in the County.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF CRAWFORD HEREBY ENACTS AS FOLLOWS:

SECTION 1. Incorporation of the Preamble

The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

Section 2. Adoption of the 2025 Crawford County Subdivision and Land Development Ordinance.

Pursuant to the MPC and for the purposes set forth in the Preamble, the Board of Commissioners hereby adopts, publishes and promulgates a countywide Subdivision and Land Development Ordinance which is attached hereto as Exhibit "A" and incorporated in its entirety as if fully set forth herein. Furthermore, the Ordinance shall be hereinafter known and identified as the "2025 Crawford County Subdivision and Land Development Ordinance".

Section 3. Severability

If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance, which shall continue in full force and effect.

Section 4. Repealer

Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.


Enacted by the Board of Commissioners, this 23 day of April, 2025.

CRAWFORD COUNTY BOARD OF COMMISSIONERS


Eric S. Henry, Chairman


Scott T. Schell, Vice-Chairman

A T T E S T:


Christopher R. Seeley, Secretary


Brittany Johnston, Chief Clerk