

CODORUS TOWNSHIP
YORK COUNTY, PENNSYLVANIA
ORDINANCE No. 15-05

AN ORDINANCE TO AMEND "THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF CODORUS" AS ENACTED ON SEPTEMBER 2, 1972 AND AMENDED ON OCTOBER 12, 1977, DECEMBER 10, 1986, JUNE 8, 1988, AUGUST 9, 1989, SEPTEMBER 13, 1995, JULY 9, 1997, JANUARY 10, 2001, AUGUST 11, 2004, AUGUST 8, 2006 AND DECEMBER 11, 2013.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Codorus Township, York County, Pennsylvania, that:

1. Section 202 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to change the definition of "land development" so that section C(2)(b) of such definition reads as follows:

- b. The cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 5,000 square feet more than the square footage of all buildings located within such tract, lot or parcel on September 13, 1995.

2. Section 302 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the same in its entirety and to substitute therefor the following:

Section 302. Submission of a Sketch Plan:

The subdivider or land developer may submit a sketch plan for review by the Township Planning Commission at the Township office at least seven (7) days prior to the regular meeting of the Planning Commission at which such sketch plan will be reviewed. The sketch plan shall not constitute a formal filing of a plan with the Township.

3. Section 303 of the Subdivision and Land Development Ordinance is hereby amended to delete the first paragraph thereof in its entirety and to substitute therefor the following:

Section 303. Submission of Plans:

Proposed preliminary and final plans seeking approval of subdivision or land development within Codorus Township shall be submitted to the Township office during regular business hours. To be placed on the Planning Commission agenda for any meeting, plans must be received at least seven (7) full days prior to the Planning Commission meeting.

- A. Application Requirements - All plan applications shall include:
1. A minimum of seven (7) copies of the preliminary and final plans as well as two (2) copies of the required supporting data. Preliminary and final plans shall comply with the requirements of Article 400.
 2. One (1) copy of the application form. An optional waiver of the ninety (90) day review requirement is available in the Township office.
 3. Two (2) copies of any request for waiver. A waiver request form is available in the Township office.
 4. The required filing fee as set forth by Resolution of the Board of Supervisors.
 5. A Sewer Facilities Planning Module or Supplement shall be submitted in conjunction with the preliminary plan application.
 6. The plan shall show the location of proposed sewer facilities and the location of soil percolation tests and core borings.
- B. Administrative Review for Completeness - The Township secretary or designee shall, within seven (7) days from the date of submission of an application, determine if the application is complete in accordance with the above requirements. This determination shall not constitute approval or disapproval of the plan and application but rather is a determination of administrative completeness. If the application is found to be incomplete, the Township secretary or designee shall notify the applicant, in writing, that the submitted application is incomplete and does not constitute a formal application and shall note the

deficiencies. The formal review period as specified by Section 306 of this Article and Section 508 of the Pennsylvania Municipalities Planning Code shall not begin until an administrative complete application has been received by the Township.

4. Section 310 of the Codorus Township Subdivision and Land Development Ordinance is hereby amended to delete the same in its entirety and to substitute therefor the following:

Section 310 FEES:

At the time of filing a preliminary or final plan the subdivider or land developer shall pay to the Township such fees as may be established by resolution of the Board of Supervisors and prior to approval of such plan the subdivider or land developer shall pay to the Township such additional fees as may be owing in accordance with the resolution adopted by the Board of Supervisors.

No final plan shall be approved until all fees and charges required by such resolution have been paid in full and until any or all unpaid fees incurred in connection with previously submitted subdivision or land development plans for any land included within the proposed subdivision or land development, whether or not such plans were submitted by the present owner of such land, have been paid in full.

5. Section 402(A)(15) of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the first sentence thereof in its entirety and to substitute therefor the following:

The location and design of access drives on corner lots and access drives on other lots as requested by the Board of Supervisors.

6. Section 403 of the Subdivision and Land Development Ordinance of the Township of Codorus is hereby amended to delete the last four (4) paragraphs thereof and to substitute therefor the following:

If the water supply system proposed involves the utilization of water obtained from the parcel being subdivided or developed or from a nearby parcel of land (within one (1) mile from the parcel being subdivided), irrespective of whether that water is being distributed as part of a public water supply system, the Board of Supervisors will approve the proposed water system only if:

- (1) The proposal is for residential use and the proposed unit density does not exceed one (1) dwelling per 32,000 square feet of parcel area. For example, if the parcel being developed or subdivided is 100 acres in size, no further study will be required if no more than 136 dwelling units are proposed; or
- (2) The proposal is for commercial, industrial or other nonresidential use and it is apparent to the Township that water usage will not exceed 350 gallons per day for each 32,000 square feet of pervious area within the parcel following the proposed development and the applicant sets forth a plan or proposal pursuant to which usage can reasonably be monitored by the Township and prohibition of excess useage can effectively be enforced by the Township. All costs incurred by the Township in monitoring usage and enforcement of the use limitations shall be paid by the water users; or
- (3) A site specific water availability study performed by the Township at the expense of the applicant establishes that the groundwater recharge on the tract in question after development computed during drought conditions (periods when precipitation is 40 percent below normal), will exceed the anticipated water usage figures computed by using Department of Environmental Protection figures of 3.5 persons per dwelling unit and average daily usage of 100 gallons per person per day where residential use is contemplated and will exceed projected water usage by at least 10 percent when commercial or industrial uses or concentrated animal feeding operations or other nonresidential uses are contemplated, and that the installation of the proposed systems will not lower the groundwater table in the area so as to endanger or decrease the groundwater supplies available to other properties in the area of the subdivision or land development.

The study shall be conducted in the following manner:

- (1) Prior to commencement of the study, the applicant shall place in escrow with the Township 110 percent (110%) of the funds estimated by the Township's consultant to be necessary in order to complete the study;
- (2) In the event industrial or commercial use or other nonresidential use is intended, the applicant shall, prior to commencement of the study, set forth the proposed nature of the industrial or commercial use or other nonresidential use, the number of employees and whether or not water will be used to clean up and/or to process or otherwise in connection with the proposed use. Where a concentrated animal feeding operation is contemplated, the applicant shall set forth the type, number and size of animals proposed;
- (3) The consultant shall determine the post-development recharge from the tract during a one (1) in ten (10) year drought, or a forty percent (40%) reduction in average annual precipitation for the study area based upon post-development grades and impervious conditions. The recharge analysis shall include estimated recharge from on-lot sewage disposal systems if same are proposed, from post-development storm water management systems, and from proposed storm water infiltration facilities. Recharge from storm water management facilities shall be based upon analysis of probe holes and percolation tests performed at the depth which represents the bottom of the proposed facilities after installation. In evaluating recharge from infiltration facilities, the consultant shall give consideration to the types of soils in the area where such facilities will be installed and shall recognize that the Township does not have and will not have the capability of insuring that such facilities are properly maintained so as to function as designed, thus giving recognition to the fact that some of these facilities will either not function at all or will not properly function.

In the event the proposal is for commercial, industrial or other nonresidential

use, the applicant shall set forth a proposed allocation of available water supply between or among proposed users and set forth a plan or proposal pursuant to which usage can reasonably be monitored by the Township and prohibitions of usage in excess of the maximum permitted can be effectively enforced by the Township. All costs incurred by the Township in monitoring usage and enforcement of the use limitations shall be paid by the water users.

7. Section 406 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the title and subsection A thereof and to substitute therefor the following:

Section 406 Subdivision of Land for Agricultural Purposes:

A. Where a parcel of land is proposed to be subdivided and it is not intended that buildings other than farm buildings (a farm dwelling is not a farm building) be placed or constructed on any of the lots created by the subdivision, the plan submitted shall contain in a conspicuous manner the following language: "This subdivision is not intended for development purposes. No buildings, other than farm buildings, may be constructed or placed on any of the lots or parcels shown on this plan without first submitting a subdivision plan meeting then existing Township subdivision requirements.

8. Section 501 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to change the designation of subsections C and D to 1 and 2.

9. Section 508(c) of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the numbers "0.02" and to substitute therefor the numbers "0.03".

10. Section 709(c)(1) of the Codorus Township Subdivision and Land Development Ordinance is hereby amended to delete the words "intersection street" and to substitute therefor the words "intersecting public or private road".

11. Section 712 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the last two sentences thereof and to substitute therefor the following:

Permanent cul de sac streets should in general not exceed 500 feet in length unless topographic conditions warrant and such increase is approved by the Township. Cul de sac streets shall not be permitted if such street will provide access to more than eight (8) dwellings.

12. Section 721(B) and (C) of the Codorus Township Subdivision and Land Development Ordinance are hereby amended to delete the same in their entirety and to substitute therefor the following:

B. Where there is no existing public water supply system on or near the subdivision or land development and the feasibility study indicates that connecting to an existing public water supply system is not feasible, each lot in the subdivision or land development must be provided with an individual water supply system in accordance with minimum standards approved by Pennsylvania Department of Environmental Protection.

13. Section 721(D) of the Codorus Township Subdivision and Land Development Ordinance is hereby amended to change the designation thereof to "C".

14. Section 723(B), (C) and (D) and the two paragraphs following subsection "D" of the Codorus Township Subdivision and Land Development Ordinance are hereby amended to delete the same in their entirety and to substitute therefor the following:

(B) Where there is no public sanitary sewer system on or near the subdivision or land development and the feasibility study indicates that connecting to an existing public sanitary sewer system is not feasible, on-site subsurface disposal systems must be installed. If on-site subsurface disposal systems are proposed, they must be laid out and

installed in accordance with minimum standards of the Pennsylvania Sewage Facilities Act (Act 537) as amended, and regulations issued pursuant thereto by the Pennsylvania Department of Environmental Protection. The Township Sewage Enforcement Officer must inspect and approve each on-site sewage disposal system.

15. Section 726(G) of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the first sentence thereof and to substitute therefor the following:

Stormwater from any given area to be developed shall be computed in accordance with the provisions of the Codorus Township Stormwater Management Ordinance.

16. Section 740 of the Subdivision and Land Development Ordinance of Codorus Township is hereby amended to delete the first paragraph thereof in its entirety and to substitute therefor the following:

Section 740 Private Streets:

Private streets shall be permitted only when consistent with the provisions of Section 602(A)(2) of this ordinance.

ENACTED AND ORDAINED by the Board of Supervisors of Codorus Township, York County, Pennsylvania on the 6TH day of AUGUST, 2015.

ATTEST:

CODORUS TOWNSHIP BOARD
OF SUPERVISORS

Opw K. Rehbe
Secretary

By: Samuel R. Diefel
Chairman