

**ADAMS TOWNSHIP, BUTLER COUNTY  
COMMONWEALTH OF PENNSYLVANIA**

**ORDINANCE NO. 162**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BY REVISING CERTAIN REQUIREMENTS FOR PRDs (PLANNED RESIDENTIAL DEVELOPMENTS)**

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Adams Township, Butler County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

**SECTION 1: In Article IV, Zoning District Regulations, § 192-15 RC Rural Conservation District, subsection G (1) is amended to read as follows: [deletions are strikethrough, additions are bolded] m**

§ 192-15. RC Rural Conservation District.

G. Development densities.

(1) Permitted principal uses: maximum **.8 (eight-tenths)** ~~one~~ residential dwelling unit per gross acre.

**SECTION 2: In Article IV, Zoning District Regulations, § 192-15 RC Rural Conservation District, a new Subsection H is hereby added to read as follows: [deletions are strikethrough, additions are bolded]**

**H. Site standards for permitted uses in Subsection B(9), except as otherwise specified**

**(1) Dimensional standards.**

**(a) Minimum site size: 25 contiguous acres.**

**(b) Site buffer options abutting site boundaries:**

**[1] A buffer of 50 feet around the perimeter of the proposed PRD boundary, to be labeled as a conservation easement and maintained by the Homeowners' Association; or**

**[2] A buffer recommended by the Planning Commission and approved by the Board of Supervisors, at its option, where pre-existing slopes exceeding 25% or dense woods or plantings will create a visual barrier for adjacent properties outside the site, provided such barrier is made a part of the open space in the plan and is maintained as a visual barrier.**

**(c) Minimum individual property dimensions.**

**[1] Single-family detached dwelling lots:**

	<b>1/2-3/4 acre</b>	<b>3/4-1 acre</b>	<b>1 acre or more</b>	
<b>Minimum Lot width (feet)</b>		<b>110</b>	<b>125</b>	<b>150</b>
<b>Front yard depth (feet)</b>		<b>35</b>	<b>40</b>	<b>50</b>
<b>Side yard depth (feet)</b>		<b>15</b>	<b>15</b>	<b>20</b>
<b>Rear yard depth (feet)</b>		<b>20</b>	<b>20</b>	<b>25</b>

**NOTE: Lot width is measured at front setback line; side yard depth abutting a road shall be not less than the front yard depth on the same lot.**

**(2) Design standards.**

**(a) Open space: minimum of 35% of gross site area:**

**[1] Open space, including land in conservation easements, or land donated to public agencies, may include land whose slope exceeds 25%, rock outcrops, floodplains as indicated on the Flood Hazard Boundary Maps of the Township, areas of mature woods, stormwater management facilities, parks or playgrounds, upon review and approval by the Township Engineer.**

**[2] To the extent possible within the plan, open space areas should be connected.**

**[3] Such areas shall be identified and designated as "open space."**

**[4] Where applicable, such areas shall be deeded in perpetuity to a homeowners' association made up of all the property owners in the plan, or an organization formed to operate under bylaws approved by the Township Solicitor.**

**[5] Such areas shall be provided with access points and also considered open space, a minimum of 10 feet in width, from public streets to each such area designated "open space."**

**[6] Where possible, developers shall designate at least 50 feet of right of way for the Township from the top of the bank on both sides of streams and watersheds for Municipal Separate Storm Sewer System (MS4) purposes.**

**(b) Connection to public utilities.**

**[1] All lots containing buildings shall be connected to a public sewer and water supplies operated by a public authority or by a public utility company.**

**(c) Developers are encouraged to place larger lots adjacent to existing lots with structures along the perimeter of the PRD and to utilize existing buffer where possible.**

**(d) Distribution**

**[1] Not more than 50% of the total number of units devoted to single-family dwelling use shall be on lots of a minimum ½ acre to less than ¾ acre in area;**

**[2] At least 10% of the total number of units devoted to single-family dwelling use shall be at least 1 acre in size**

**(3) Landscaping and bufferyards. Landscaping and bufferyards shall conform to the provisions of § 192-53.**

**SECTION 3: In Article IV, Zoning District Regulations, § 192-15 RC Rural Conservation District, a new Subsection I is hereby added to read as follows: [deletions are strikethrough, additions are bolded]**

**I. Development densities.**

**(1) Not more than 50% of the total site area shall be covered by buildings, roads, parking lots or other paved surfaces**



**SECTION 4: In Article IV, Zoning District Regulations, § 192-16 RAL Residential Agricultural, Low-Density District, is hereby amended to read as follows: [deletions are strikethrough, additions are bolded]**

**G. Site standards for the permitted use Subsection B(7):**

**(1) Dimensional standards:**

**(a) Minimum site size: 20 25 contiguous acres.**

**(b) Buffer options within the development site and abutting site boundaries:**

**[1] Single-family detached dwelling lots with no dwelling less than 50 feet from the site boundary;**

**[2] Double dwelling lots with no part of any building less than 100 feet from the site boundary; or**

**[2] A planted buffer of lesser depth or a naturally wooded area, or a combination of a planted buffer and naturally occurring plantings, may be accepted if recommended by the Planning Commission and approved by the Board of Supervisors.**

**[3] Bufferyards may be established within individual building lots or along the perimeter of the abutting tract boundaries.**

**(c) Distribution of dwelling types:**

~~[1] At least 65% of the total number of units shall be devoted to one or more types of single-family detached dwellings;~~

~~[2] Not more than 35% of the total number of units shall be devoted to double dwellings;~~

~~[3] At least 40% of the total number of units devoted to single-family detached dwelling use shall be on lots of a minimum 32,670 square feet in area;~~

**[1] Not more than 50% of the total number of units devoted to single-family dwelling use shall be on lots of a minimum ½ acre to less than ¾ acre in area;**

**[2] At least 10% of the total number of units devoted to single-family dwelling use shall be at least 1 acre in size**

~~[5] Not more than 25% of the total number of single-family detached building lots proposed may be provided with alternate front loaded building envelopes which result in reduced front yard dimensions and increased rear yard dimensions. Alternate lots shall be situated contiguously.~~

~~[65] Where no double dwellings are proposed, that portion of total dwelling units assigned to double dwellings (35% of the total) may be developed as single-family detached dwellings on lots of a minimum area of 21,780 square feet. [Added 7-23-2001 by Ord. No. 96]~~

**(d) Minimum individual property dimensions.**

**[1] Single-family detached dwelling lots:**

	<b>½-¾ acre</b>	<b>¾-1 acre</b>	<b>1 acre or more</b>
<b>Minimum Lot width (feet)</b>	<b>110</b>	<b>125</b>	<b>150</b>
<b>Front yard depth (feet)</b>	<b>35</b>	<b>40</b>	<b>50</b>
<b>Side yard depth (feet)</b>	<b>15</b>	<b>15</b>	<b>20</b>

Rear yard depth (feet)

20

20

25

NOTE: Lot width is measured at front setback line; side yard depth abutting a road shall be not less than the front yard depth on the same lot.

**[2] Double dwelling lots:**

**[a] Lot area: 1 acre.**

**[b] Lot width at front building line: 150 feet.**

**[c] Front yard depth: 50 feet.**

**[d] Side yard depth: 20 feet.**

**[e] Rear yard depth: 25 feet.**

	Single-Family Detached	Single-Family	Single-Family Detached	Double Dwelling	Single-Family Detached (Alternate)	Single-Family Detached (Alternate)
Minimum square footage of land	43,560	32,670	21,780	10,890 per unit	32,670	21,780
Lot width (feet)	100	90	80	80	100	90
Front yard depth (feet)	50	50	50	50	35	35
Side yard depth (feet)	15	15	15	15	15	15
Rear yard depth (feet)	25	25	25	25	40	40

(this chart is removed in its entirety)

(e) Maximum dwelling unit density and coverage:

[1] Not more than 50% of the total site area shall be covered by buildings, or roads, parking lots or other paved surfaces.

(f) Common open space: minimum 40-25% of gross site area.

[1] Common open space, including land in conservation easements, or land donated to public agencies, may include land whose slope exceeds 25%, rock outcrops, floodplains as indicated on the Flood Hazard Boundary Maps of the Township, areas of mature woods, stormwater management facilities, parks or playgrounds, **upon review and approval by the Township Engineer.**

[2] To the extent possible within the plan, open space areas should be connected.

[3] Such areas shall be identified and designated as "common open space."

[4] Where applicable, such areas shall be deeded in perpetuity to a homeowners' association made up of all the property owners in the plan, or an organization formed to operate under bylaws approved by the Township Solicitor.

[5] The open space shall be provided with access points which shall also be considered open space and shall be a minimum of 10 feet in width extending from the public streets to each such area designated "open space."



**[6] Where possible, developers shall designate at least 50 feet of right of way for the Township from the top of bank on both sides of streams and watersheds for Municipal Separate Storm Sewer System (MS4) purposes.**

(g) Connection to public utilities. All lots containing buildings shall be connected to public sewer and water supplies operated by a public authority or by a public utility company.

**SECTION 5: In Article VI, § 192-40 Processing of tentative plans, is hereby deleted in its entirety and restated as follows: [deletions are strikethrough, additions are bolded]**

§ 192-40. Processing of tentative plans.

**A. Preapplication Conference (Optional). Before submission of an application for tentative approval, the applicant is strongly encouraged to meet with the Zoning Officer, Code Enforcement Officer, Township Engineer and other personnel as may be necessary to determine the feasibility, suitability, aesthetics, and timing of the application.**

**B.** An applicant proposing to develop a planned residential development shall attend a regularly scheduled meeting of the Adams Township Planning Commission to discuss the key components of the development. The following information shall be made available for discussion:

- (1) Location of proposed development, and zoning district designation.
- (2) Primary access roads and transportation service area.
- (3) Type of dwelling units proposed.
- (4) Location of nearest public water and sanitary sewage facilities.
- (5) Amount of open space.
  - (a) Active space for recreation.
  - (b) Passive undisturbed open space.
  - (c) Conservation easements.
- (6) Proposed density, using dwelling units per gross acre.
- (7) Timetable for providing required improvements and phasing of development.
  - (8) Development narrative which identifies the following:
    - (a) Consistency with the Adams Township Comprehensive Plan.
    - (b) Benefits to Adams Township and design components consistent with tenets of smart growth.
    - (c) Consistency with Adams Township Parks, Trails, and Open Space Plan.
    - (d) Use of building materials compatible with those used within the zoning district.
    - (e) Unique land forms or structure layout and overall objectives of the proposed site design.
- (f) Connectivity with existing developments, including but not limited to roads and trails**

**C.** The application for a proposed planned residential development shall be submitted by the landowner for tentative approval to the Planning Commission and shall include all the materials required by § 192-41 in three copies. In addition the landowner shall provide one copy of the plan to the Butler County Planning Commission.

D. The Commission shall review the application and send one copy to the Board of Supervisors together with recommendation.

E. Within 60 days after the filing of the application, the Board shall call and hold a public hearing on it. The hearing may be continued from time to time but shall be concluded not later than 60 days after being first convened. Notice of the hearing shall appear twice in a newspaper of general local circulation, the first time not less than 14 days before the hearing and the second time not less than seven days thereafter, and shall announce the date, time, place, and purpose of the hearing and the times and place when and where the application may be examined prior to the hearing. In addition, the property on which the planned residential development is proposed shall be posted in at least one prominent place with the same information contained in the notice **not less than seven (7) days before the hearing**.

F. The Board shall conduct the hearing. The Chairman may administer oaths and compel the attendance of witnesses. All testimony shall be given under oath, and every party of record shall have the right to cross examine adverse witnesses. A verbatim record shall be made, but costs of copying shall be borne by those requiring copies. All exhibits accepted in evidence shall be identified and preserved until the conclusion of the hearing.

G. Action following hearing.

(1) Not later than 60 days after the conclusion of the hearing, the Board shall officially notify the landowner in writing that the Board has either:

(a) Granted tentative approval of the plan as submitted;

(b) Granted tentative approval subject to specified conditions not included in the submitted plan; or

(c) Denied tentative approval of the plan.

(2) Failure of the Board to schedule or hold a public hearing or communicate a decision within the sixty-day limits shall be deemed as approval of the plan as submitted.

H. If conditions are attached to approval, the applicant may either:

(1) Notify the Board within 30 days that he cannot accept all of them, in which case tentative approval with the attached conditions shall be presumed denied; or

(2) Do nothing within 30 days, in which case tentative approval with the attached conditions shall be presumed granted.

I. General requirements.

(1) Area requirements in the ~~RAL~~, RAM, Preservation and Transition Overlay Districts.

(a) Minimum twenty-acre tract with all land contiguous where more than one recorded parcel is proposed for development.

(b) Minimum 25% of gross area to be designated as active or passive open space, excluding land in conservation easements.

(2) Area and dimensional requirements in the RC **and RAL** Districts:

(a) Minimum twenty-five acre tract with all land contiguous where more than one recorded parcel is proposed for development.

(b) Minimum 40% **35%** of gross site area to be designated as open space.

[1] Excludes land for right-of-way.



[2] Minimum open space areas shall be at least 1% of the gross site area.

[3] A maximum of 50% of the total open space area shall be utilized for active recreation.

(c) **Except as stated in the underlying zoning.** minimum lot sizes for dwelling units shall be 0.5 acre (21,780 square feet),

~~(d) Except as stated in the underlying zoning, minimum lot width for dwelling units shall be 110 linear feet at the right-of-way line, except that minimum lot widths on culs-de-sac shall be measured at the front building setback line.~~

(3) Use requirements.

(a) Permitted uses (except as otherwise indicated).

[1] Single-family detached dwellings (RAL, RAM, P-1, P-2, and RC Districts).

[2] Double dwellings (RAM, T-1, T-2, T-3, ~~and RC Districts~~).

[3] Townhouse (RAM, R-5B, Districts).

[4] Garden apartment (R-5B District).

[5] Active recreation (all districts where PRDs are permitted).

[6] Passive open space (all districts where PRDs are permitted).

(b) Accessory uses:

[1] Private garages.

[2] Parking areas for guests.

[3] Garden and storage sheds.

[4] Pet shelters.

[5] Signs.

(c) Recreational facilities. The applicant shall refer to the Adams Township Parks, Trails, and Open Space Plan for proposed recreational opportunities identified in the area being developed as a planned residential development.

J. The official written grant or denial of tentative approval shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for approval or denial and any attached conditions to approval, as well as specific reasons why the plan would or would not be in the public interest on the proposed site, including but not limited to the following:

(1) In those respects in which the development plan is or is not consistent with the Comprehensive Plan for Adams Township;

(2) The extent to which the development plan departs from zoning and/or subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departure is or is not deemed to be in the public interest;

(3) The purpose, location, and amount of the common open space in the planned residential development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential and development;

(4) The physical design of the development plan and the manner in which said design does or does not make adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, and visual enjoyment;

(5) The relationship, beneficial or adverse, of the proposed planned residential development to neighborhood in which it is proposed to be established; and

(6) In the case of a development plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents of the planned residential development in the integrity of the development plan.

K. Upon receiving tentative approval, the applicant shall, not more than one year thereafter, file an application for final approval of the first phase of the plan.

L. The official written communication provided for in this article shall be certified by the Secretary of Adams Township and shall be filed in the office of the Secretary. A certified copy shall be mailed to the landowner; where tentative approval has been granted, this shall be recorded on the Official Adams Township Zoning Map.

M. Tentative approval of a development plan shall not qualify the planned residential development for recording nor authorize development or the issuance of any building permits. A development plan which has been given tentative approval as submitted, or which has been given tentative approval with conditions acceptable to the landowner, shall not be modified or revoked nor otherwise impaired by action of Adams Township pending an application or applications for final approval, without the consent of the landowner, provided an application for final approval is filed or, in the case of development over a period of years, provided applications are filed, within the periods of time specified in the official written communications granting tentative approval.

N. If a development plan is given tentative approval, and thereafter, but prior to final approval, the landowner elects to abandon the development plan and shall so notify Adams Township in writing, or in the event the landowner shall fail to file application or applications for final approval within the required period of time or times, as the case may be, the tentative approval shall be deemed to be revoked and all that portion of the area included in the development plan for which final approval has not been given shall be subject to the zoning regulations that applied prior to tentative approval of the development plan or as they may be amended from time to time, and the same shall be noted on the Township Zoning Map and in the records of the Secretary of Adams Township.



**SECTION 6: In Article VI, Section 192-43 Plans required for final approval, subsection N is hereby deleted in its entirety and restated as follows: [deletions are strikethrough, additions are bolded]**

N. The table of minimum area, open space, permitted uses, and maximum density is applicable to all planned residential developments:

Zoning District	Minimum Area (acres)	Minimum Open Space % (gross site area)	Permitted Uses	Maximum Density (dwelling unit per acre)
RC	25	<b>35</b> <del>40</del>	SFR	<b>.8</b> <del>4</del>
RAL	<del>20</del> <b>25</b>	25	SFR	<b>1</b> <del>2</del>
RAM	25	25	SFR, DD, Townhouse	4
Personal Services	20	25	SFR	2
228 Overlay	20	25	SFR, DD, Townhouse	4

SFR = Single-family dwelling.

DD = Double dwelling.

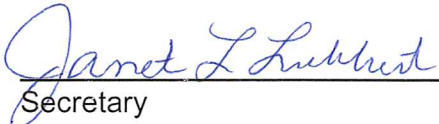
**SECTION 7: Repealer: All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.**

**SECTION 8: Severability:** Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 9: Effective Date:** This Ordinance amendment shall take effect five (5) days after enactment.

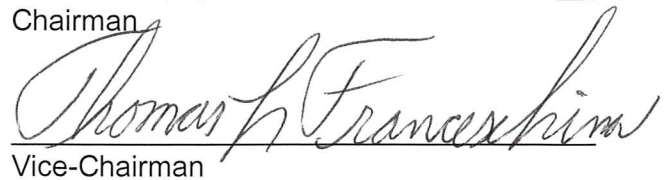
ATTEST:

ADAMS TOWNSHIP SUPERVISORS:

  
Secretary

(SEAL)

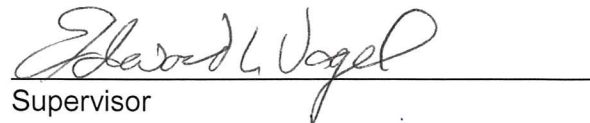
Chairman

  
Vice-Chairman

Supervisor



Supervisor



Supervisor

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