

Bradford County



Municipal Planning Guidebook



Prepared By:

**BRADFORD COUNTY OFFICE OF
COMMUNITY PLANNING AND GRANTS**

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Acknowledgements

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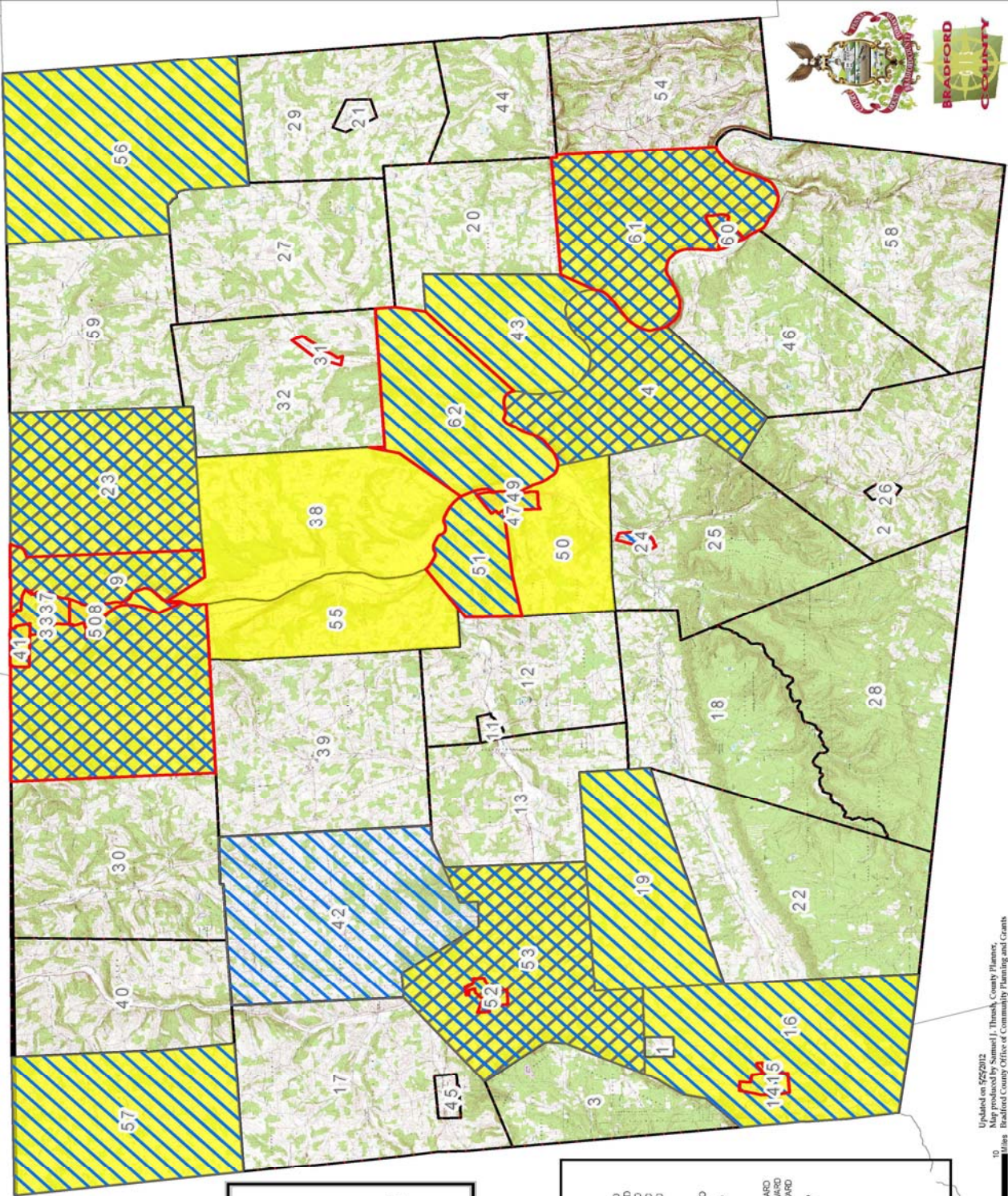
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Legend

- Zoning
- Planning Commission
- SALDO
- Comprehensive Plan

MUNICIPAL PLANNING MATRIX MAP

MUNICIPAL CODES

1 ALBA BORO	33 ROME TWP
2 ALBANY TWP	34 SAYRE BORO 1st WARD
3 ARDENIA TWP	35 SAYRE BORO 2nd WARD
4 ASYLUM TWP	36 SAYRE BORO 3rd WARD
5 ATHENS BORO 1st WARD	37 SAYRE BORO 4th WARD
6 ATHENS BORO 2nd WARD	38 SAYRE BORO 5th WARD
7 ATHENS BORO 3rd WARD	39 SAYRE BORO 6th WARD
8 ATHENS BORO 4th WARD	40 SOUTH CREEK TWP
9 ATHENS TWP	41 SOUTH WAVERLY BORO
10 BARCLAY TWP	42 SPRINGFIELD TWP
11 BURLINGTON BORO	43 STANBROS TWP
12 BURLINGTON TWP	44 STANBROS TWP
13 CANTON BORO 1st WARD	45 SYLVANIA BORO
14 CANTON BORO 2nd WARD	46 TERRY TWP
15 CANTON TWP	47 TOWANDA BORO 1st WARD
16 COLUMBIA TWP	48 TOWANDA BORO 2nd WARD
17 FRANKLIN TWP	49 TOWANDA BORO 3rd WARD
18 GAITHERSBURG TWP	50 TOWANDA NORTH TWP
19 HERRICK TWP	51 TROY BORO
20 LERA SVILLE BORO	52 TROY TWP
21 LEROY TWP	53 TUSCARORA TWP
22 LITCHFIELD TWP	54 ULSTER TWP
23 MONROE BORO	55 WASHINGTON TWP
24 MONROE TWP	56 WELLS TWP
25 NEW ALBANY BORO	57 WILMOT TWP
26 OWAKILL TWP	58 WINNHAM TWP
27 OWAKILL TWP	59 WYLLISSING BORO
28 PINE TWP	60 WYLLISSING TWP
29 RIDGEBURY TWP	61 WYLLISSING TWP
30 ROCKY HILL BORO	62 WYLLISSING TWP

Updated on 5/25/2012
 Map produced by Samuel J. Hines, County Planner,
 Bradford County Office of Community Planning and Grants



Introduction

Bradford County is the second largest county in the state of Pennsylvania with an approximate land area of 1,150.7 square miles located on the New York border in the center of Pennsylvania's Northern Tier and Endless Mountains region. The county is rural in character with a major asset being the areas natural beauty. The major industries and population centers are located along the Susquehanna River which flows through the county. Population fluctuates between the 37 townships and 14 boroughs, from Sayre Borough's 5,587 to the 156 residents in Burlington Borough and a total county population estimated at 62,622.

Besides the natural gas industry, the top employers in Bradford County in order are the Robert Packer Hospital, Cargill Meat Solutions Corporation, Global Tungsten and Powders Corp. (formerly Osram Sylvania), and Craftmaster Manufacturing, Inc. The leading industry in the county is manufacturing, employing 21% of the workforce. Other major employers include E.I. DuPont de Nemours and company and Masco Retail Cabinet Group (formerly Mills Pride Pennsylvania, LLC). The arrival of major natural gas exploration companies and ancillary support businesses has undoubtedly contributed in altering the overall employment environment.

Agriculture has also been a major force in Bradford County history. Approximately half the acreage in the county consists of agricultural lands. Historically this agricultural base has been the foundation for much of the rural economy, infrastructure, and culture. New development in the county has encroached upon the agricultural industry, while organizations such as the Farmland Preservation Board have been established to help protect county farmland.

Introduction

Over the past few years Bradford County has seen many changes in our rural part of Pennsylvania. An influx of residents, jobs, and alternative energy sources brought forward mainly by the Marcellus shale industry. A surge in land developments for gas wells, water impoundments water withdrawals, compressor stations, metering facilities and other associated industry features has also occurred. Good planning can help to ensure that these developments are designed in accordance with County and local standards and regulations. However, as you can see in the County's matrix map, many of our municipalities do not have any type of land use planning in place. These municipalities fall under the County's Subdivision and Land Development Ordinance and this Guide is designed to consider these processes and role of planning for Bradford County's future.



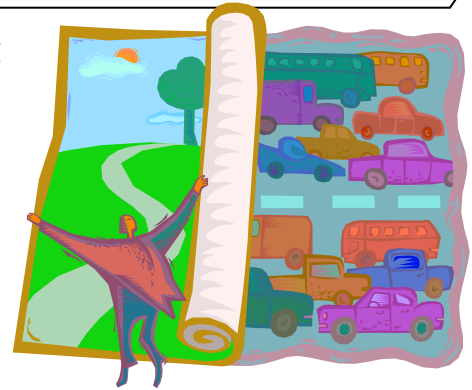
Agriculture remains an important industry for the county



Tennessee Gas Compressor Site

Overview of Planning

Planning is a process that develops strong neighborhoods, communities, cities, towns, and municipalities. Good planning assess a community's strengths, such as water, history, sports, and architectural elements, and areas on which to improve on to develop an idea for future growth and development of the area. Planning established a public and private sector partnership in preparing a community, how to grow and prosper with character and allow for certain types of development on private property. These development ideas are usually compiled and used as the basis for a community's Comprehensive Plan, which will be discussed later in the guide. Planning also attempts to mitigate nuisances such as glare, noise, vibration, and more by placing certain limitations on developments that may cause issues to neighboring



structures. In Pennsylvania, Act 247, The Municipalities Planning Code, is the legislation which enables planning to occur. The MPC sets out rules on development which are to be followed by planners across the state.

Pennsylvania Municipalities Planning Code

Act of 1968, P.L.805, No.247
as reenacted and amended

> ready > set > succeed



Access the MPC: http://www.newpa.com/webfm_send/1785

Planning Process

Role of County Planning Department

The Municipalities Planning Code sets out the police powers of planning: to protect public health, welfare and safety, while also enabling planning to occur. A planning department is a part of local government that oversees planning and development for the area and provides technical assistance to elected officials and local planning officials. In Bradford County, the *Bradford County Office of Community Planning and Grants* is the administrative agency for the *Bradford County Planning Commission* which oversees planning for the municipalities that do not retain planning regulations. The office consists of a Planning Director, County Planner, Community Development Block Grant/Housing Rehabilitation Coordinator, and Geographic Information Systems staff, as well as a volunteer, nine member County Planning Commission. The department plans to meet social, economic, environmental, and political needs, goals and objectives of the community.



Bradford County Community Planning and Grants: <http://www.bradfordcountypa.org/Administration/Community-Planning-Grants.asp>

PLANNING DEPARTMENT FUNCTIONS

- Data Collection and Analysis
- Mapping/GIS/Graphic/Visualization
- Development Controls: Zoning, Land Development, Subdivision
 - Comprehensive Plans
- Population, Land use, Economic, Transportation, and Recreation Studies
 - Historic Preservation
- Environmental Assessments, Watershed Protection
 - Updating Plans and Ordinances
 - Customer Service, Public Participation
 - Educating Municipal Planning Officials

Planning Process

The Planning Commission

The Bradford County Planning Commission is a nine-member board, appointed by the Bradford County Commissioners, made up of citizens from differing geographic areas of the county. Their duties are to advise for the coordinated development of the County based on physical, social, economic, and governmental conditions and trends, and to provide for and protect the health, safety and general welfare of residents. One of the main planning tools the Commission utilizes to organize growth and development is the *2003 Subdivision and Land Development Ordinance* that is enforced throughout 45 of the 51 municipalities. The County Planning Commission conducts a public meeting once a month, on the third Tuesday, works closely with County Planning staff and sets an agenda for multiple development issues. The Commission monitors development and growth in the county and conducts periodic updates to the *2004 Bradford County Comprehensive Plan* and *2006 Open Space, Greenway, and Outdoor Recreation Plan*.



Presentation of a Land Development Plan at the Bradford County Planning Commission meeting: http://thedailyreview.com/polopoly_fs/1.1247555!/image/575150909.jpg_gen/derivatives/landscape_490/575150909.jpg



Bradford County Planning Commission:
<http://www.bradfordcountypa.org/Boards-Committees/Planning-Commission.asp>

Advantages of Planning

Planning has many advantages when done properly. Planning regulates nuisance conflicts, and protects the public health, welfare, and safety. The Comprehensive plan guides future development for the area and planning uses tools to regulate current development. The tools for regulating development include zoning, subdivision and land development ordinances, environmental regulations, building codes, planned residential developments, traditional neighborhood developments, design standards, and transfer of development rights.

NEW DEVELOPMENT STEPS

- Check for sewer and water availability and if services exist, access off of a state road, floodplain management, wetlands and easements.
- If zoning exists, a zoning permit must be acquired from the zoning officer
 - The new development must follow standards set forth in the Subdivision and Land Development Ordinance except for Single Family Residential and Accessory Uses
- Uniform Construction Code Compliance: Building Permit, Inspections Occupancy Permit, Labor and Industry Codes



Overview of Marcellus Shale

Since 2008, Marcellus Shale natural gas drilling in Bradford County has seen hundreds of natural gas wells drilled. The area has attracted national and international investment. Gaining knowledge and an understanding about this growing industry in our area is important. Bradford County is presenting the information throughout web pages to help residents and visitors understand the development of the industry and how it may affect our county and state for years to come.

Natural Gas Statistics as of July, 2012:

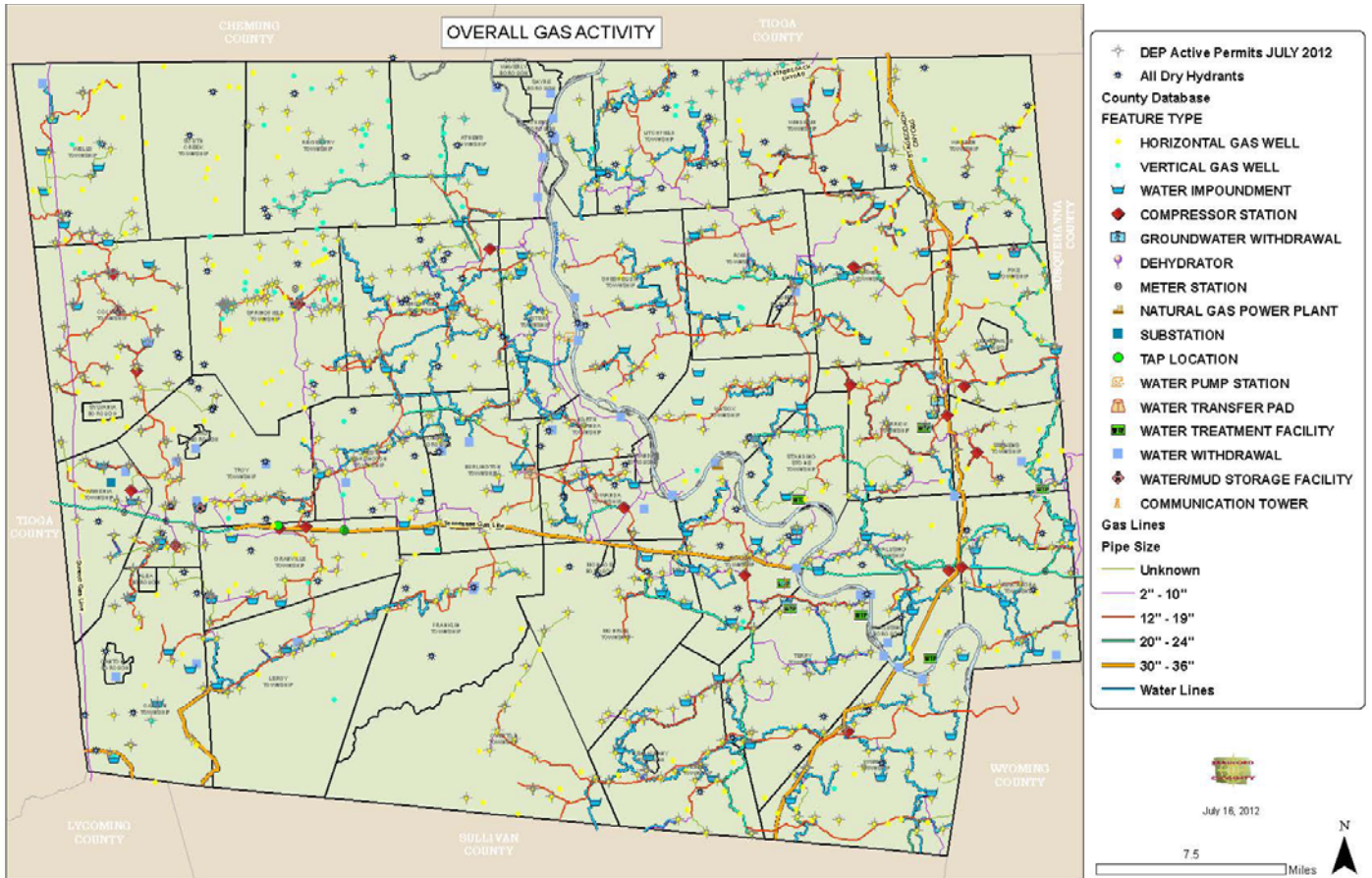
- 1,891 Wells Permitted
- 1,868 Marcellus Wells Permitted
 - 921 Wells Drilled
- 926 Wells Spud (Start of Drilling)
- 43 Water Withdrawal Sites, 108 Water Impoundments, 715 Miles of Water Lines
- 95.5 Miles of Interstate Gas Lines, 41.38 Miles of Proposed Lines
- 490.5 Miles of Proposed Gathering Lines, 280.5 Miles of Gathering Lines Built



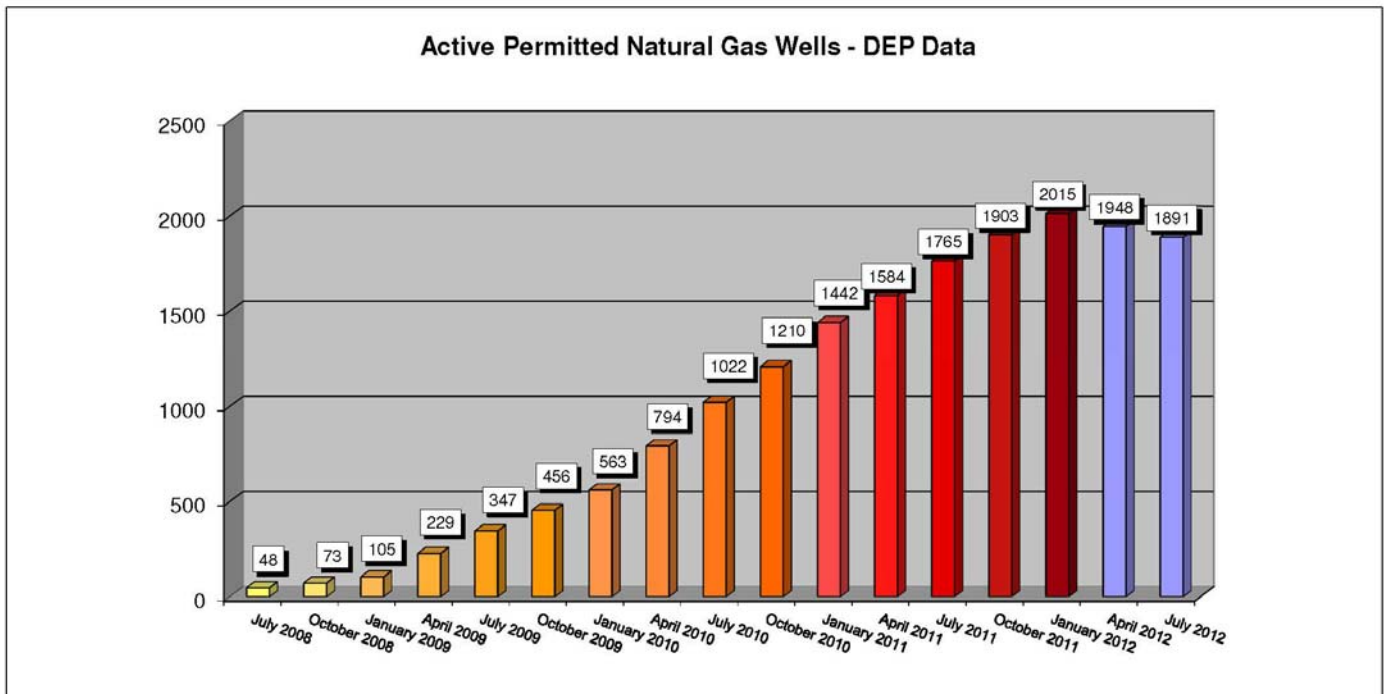
Tennessee Gas Compressor Site



Balsam Pipeline



Natural Gas in Bradford County Information: <http://www.bradfordcountypa.org/Natural-Gas.asp>



Act 13

Act 13 or “The Unconventional Gas Well Impact Fee”, was signed into effect February 14th, 2012. The Fee calls for the expenditure of funds generated by the fee to local and state governments for use as outlined in the act. An unconventional gas well is defined as a bore hole drilled or being drilled in the production of natural gas. Money from the fee can be used by municipalities for purposes such as: water, wastewater, and road infrastructure maintenance and improvements, emergency preparedness, environmental programs, tax reduction, increased safe and affordable housing, employee training, or planning initiatives. Sixty (60%) percent of the fee is allocated to local governments. Generally speaking, the remaining forty (40%) will be dedicated to designated state agencies and programs the receive an impact from natural gas drilling.



Pennsylvania Public Utility Commission
Guide to Act 13: [http://
www.puc.state.pa.us/naturalgas/
naturalgas_marcellus_Shale.aspx](http://www.puc.state.pa.us/naturalgas/naturalgas_marcellus_Shale.aspx)



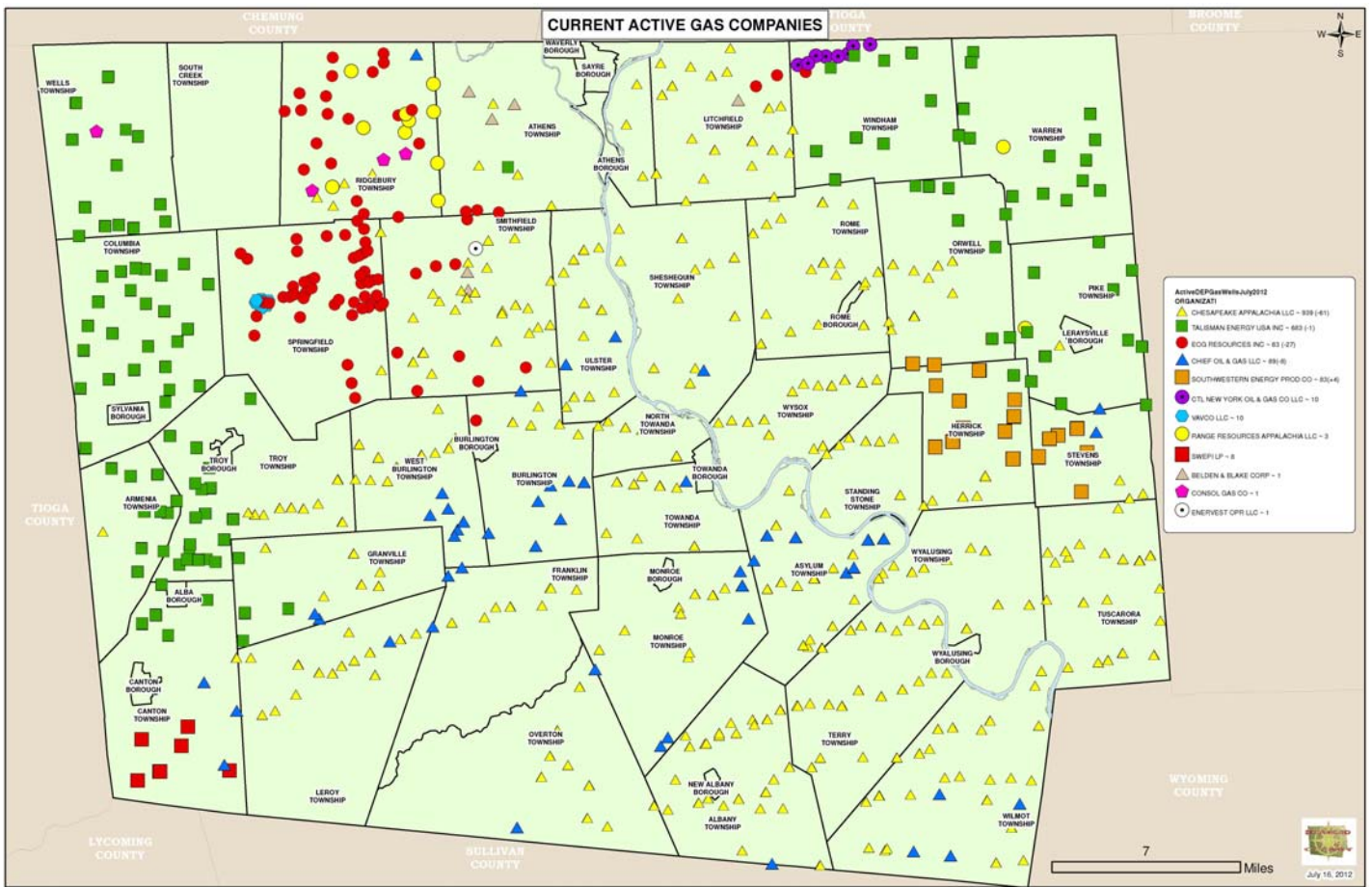
Bustin Homestead Well

Act 13

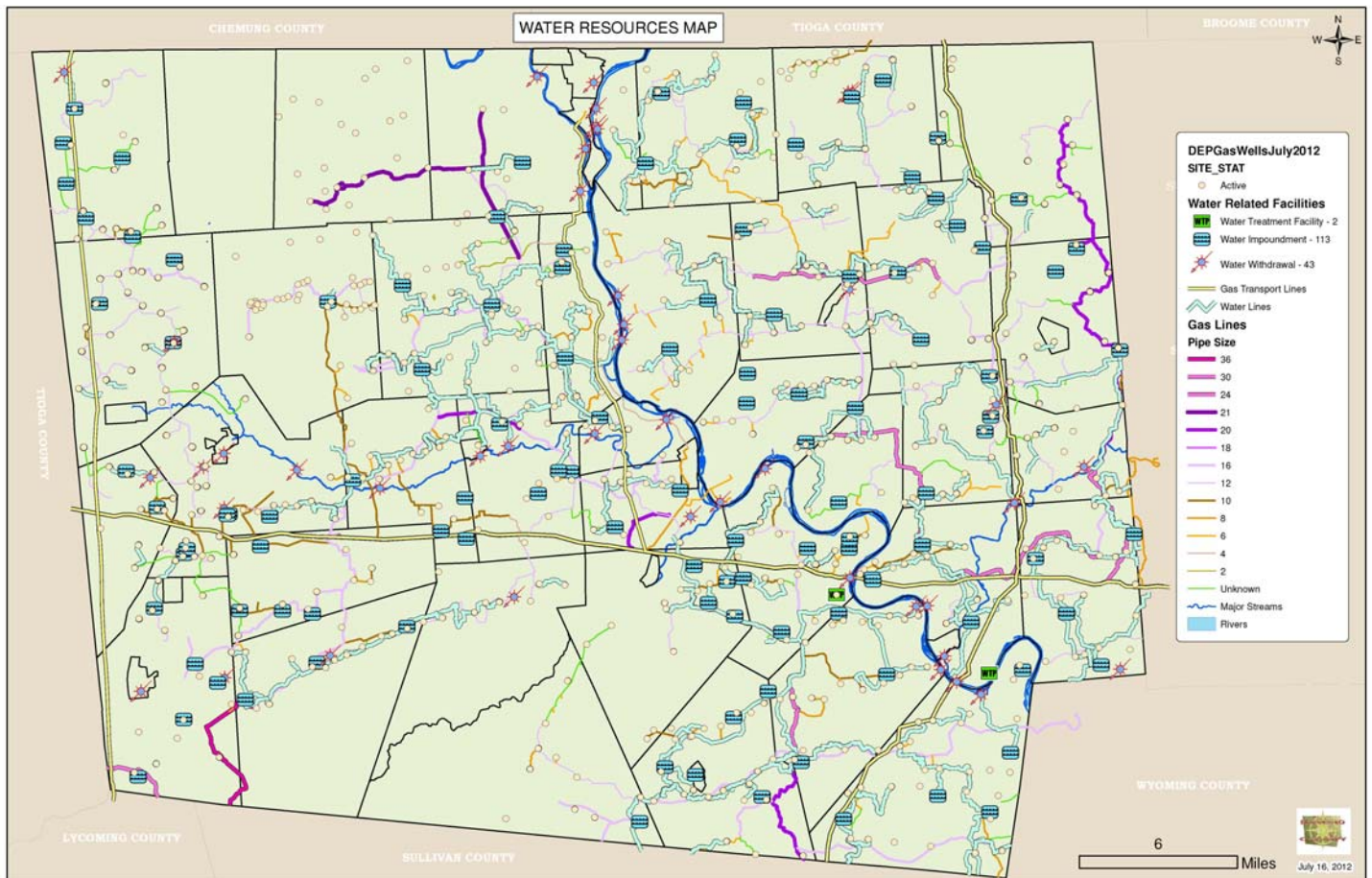
Act 13 also amends Title 58 of the Pennsylvania Consolidated Statutes, providing for an unconventional gas well fee and for transfers from the Oil and Gas Lease Fund; providing for distribution of fees and transfers; establishing the Natural Gas Energy Development Program; consolidating the Oil and Gas Act with modifications and additions relating to definitions, well permits, permit objections, comments by municipalities and storage operators, well location restrictions, well site restoration, protection of water supplies, notification to public drinking water systems, containment for unconventional wells, transportation records regarding wastewater fluids, corrosion control requirements, gathering lines, well control emergency response, hydraulic fracturing chemical discharge requirements, bonding, air containment emissions, public nuisances, enforcement orders, well control emergency cost recovery, penalties, civil penalties, inspection and production of materials, witnesses, depositions and rights of entry, third party liability and inspection reports; providing for local ordinances relating to oil and gas operations and for responsibility for fee; making an appropriation; and making a related repeal.

Act 13 and Local Zoning (Currently Being Challenged in Court):

- May not impose conditions, requirements or limitations on the heights of structures, screening and fencing, lighting or noise relating to permanent oil and gas operations that are more stringent than the conditions, requirements or limitations imposed on other industrial uses or other land development within the particular zoning district where the oil and gas operations are situated within the local government.
- Shall authorize oil and gas operations, other than activities at impoundment areas, compressor stations and processing plants, as a permitted use in all zoning districts.
- Shall authorize impoundment areas used for oil and gas operations as a permitted use in all zoning districts, provided that the edge of any impoundment area shall not be located closer than 300 feet from an existing building.
- Shall authorize natural gas compressor stations as a permitted use in agricultural and industrial zoning districts and as a conditional use in all other zoning districts if the natural gas compressor building meets the following standards: is located 750 feet or more from the nearest existing building or 200 feet from the nearest lot line, whichever is greater, unless waived by the owner of the building or adjoining lot; and the noise level does not exceed a noise standard of 60dbA at the nearest property line or the applicable standard imposed by Federal law, whichever is less.
- Shall authorize a natural gas processing plant as a permitted use in an industrial zoning district and as conditional uses in agricultural zoning districts if all of the following apply: The natural gas processing plant building is located at the greater of at least 750 feet from the nearest existing building or at least 200 feet from the nearest lot line unless waived by the owner of the building or adjoining lot.

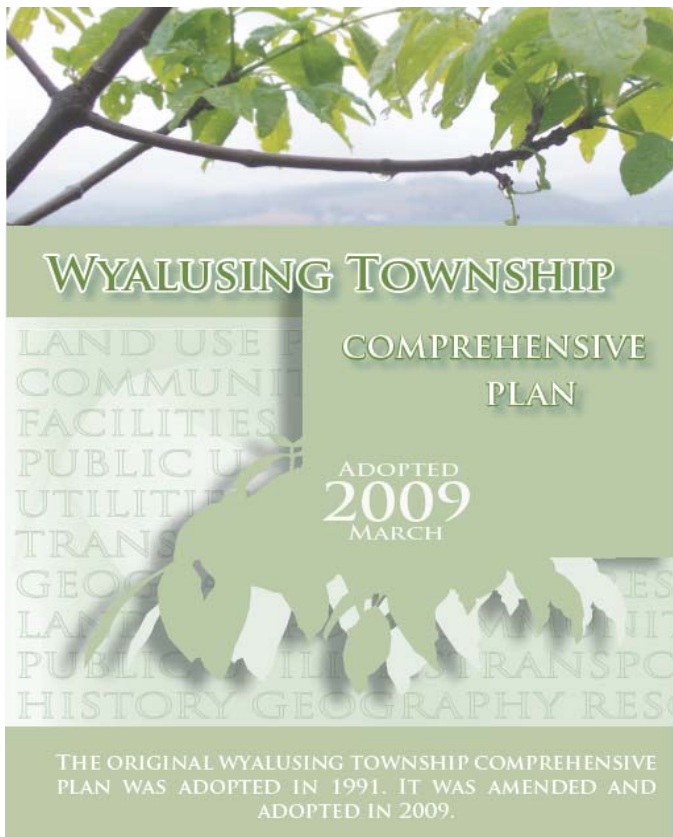


More Links on Natural Gas Information: <http://extension.psu.edu/naturalgas> , <http://www.srbcc.net/> , <http://marcelluscoalition.org/> , http://www.depweb.state.pa.us/portal/server.pt/community/dep_home/5968



Comprehensive Plan

A comprehensive plan is a long-range vision for the community's future, usually twenty years. In Pennsylvania, counties are required every ten years to construct a comprehensive plan, but municipalities may construct their own plan every ten years as well. The plan looks at a regional context as well as everything within the community and brings it together to meet future goals and objectives. The plan utilizes previous reports and studies, while constructing new research, and identifies studies that need to be done in the future which will be in response to problems and issues that may have been identified. Maps can be used to show visual illustrations of future visions, such as land uses and growth corridors. Public participation is essential to developing the plan and planners should use citizens who represent a wide range of the community.



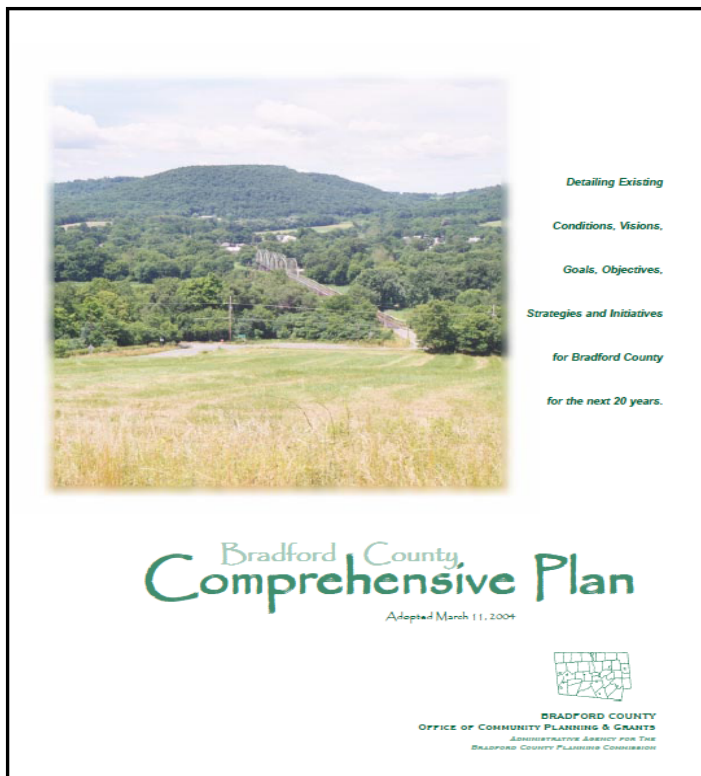
FUNCTIONS OF COMPREHENSIVE PLANS

- **Vision of a Community's Future: a statement of goals and objectives and a course of action to achieve them**
- **Guide to Decision Making in the Community: Zoning, Capital Improvements**
- **Keeps consistency through change of personnel**
 - **Source of local information**
- **Provides detailed maps and charts that illustrate trends and resources**

Comprehensive Plan

Bradford County Comprehensive Plan

The Bradford County Comprehensive Plan serves as a generalized model for the municipalities to use if they decide to create their own plan. The plan evaluates land use, transportation systems, housing, community facilities and services, and identifies existing natural and cultural resources of Bradford County. The county plan also projects future growth trends based on analysis and proposes the best possible land use and implementation tools to accommodate growth while protecting the county's resources. Developed in 2004, the plan consists of an introduction to the county, current trends and issues, values, visions and goals for the future, changes and action planning, and implementation initiatives for the county. The 2004 plan identifies agriculture, general education programs, planning and ordinance assistance, business development, protection of rural character, and tourism as initiatives to enable community enhancement.



The County Comprehensive Plan Can Be Found Here: <http://www.bradfordcountypa.org/Administration/Community-Planning-Grants.asp#Doc>

Comprehensive Plan

Multi-Municipal Plans

The Municipalities Planning Code Section 107 states that a multi-municipal plan is a plan developed and adopted by any number of contiguous municipalities . Even under a joint comprehensive plan municipalities can keep their own zoning regulations.

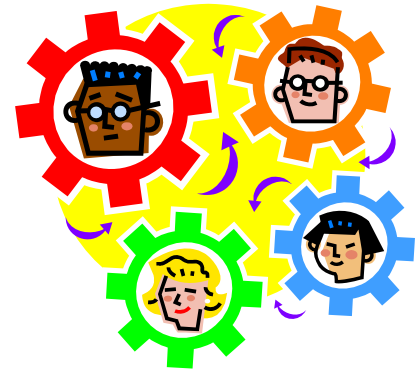
Reasons to Plan Together

- **Economically**, good planning and cooperation among municipalities is a way to attract quality economic development that can be sustained and benefit all participants. Property values are also increased in well planned communities.
- **Environmentally**, natural resources do not respect political boundaries a multi-municipal plan allows municipalities to plan for the conservation of these resources across boundaries. Planning together also allows for the development of man-made green resources such as parks and open space and areas for hunting and fishing.
- **Fiscally**, the cost of developing a comprehensive plan can be shared amongst participating municipalities. DCED has indicated priority for planning grants to multi-municipal planning areas through their Land Use Planning and Technical Assistance Program. Potential cost savings on shared services, administration of plan and supporting ordinances, and joint economic projects can be identified and accomplished.
- **Politically**, cooperative planning can lead to recognition of common needs and common solutions with each municipality still retaining their autonomy and governing boards. Planning together can address regional concerns such as: infrastructure, sharing land uses, locations for schools, and designation of growth and rural resource areas.

Comprehensive Plan

Multi-Municipal Plans

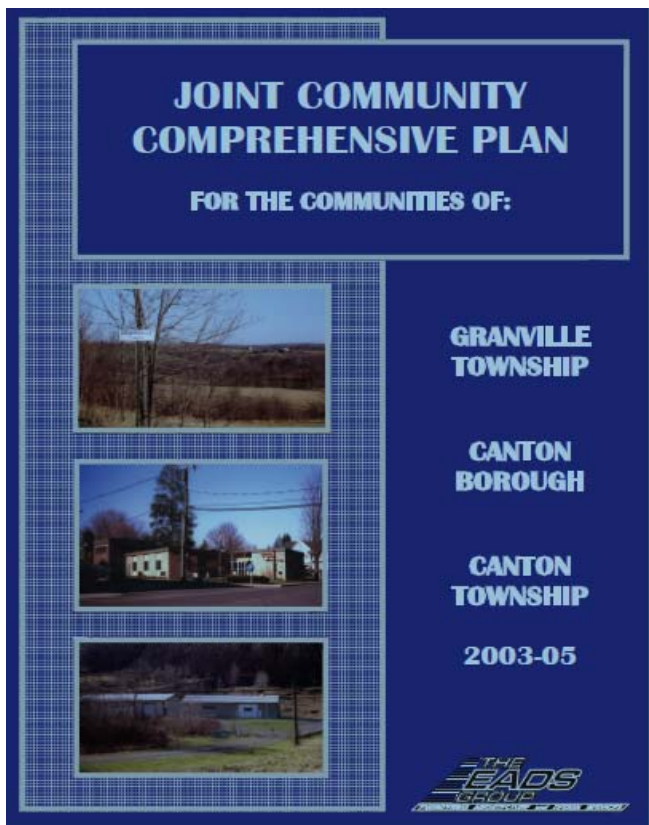
In Bradford County, three multi-municipal plans have been developed: Central Bradford (North Towanda Township, Towanda Township, Towanda Borough), Granville Township, Canton Township, and Canton Borough, and Troy Township and Troy Borough. These plans were developed with the goal of providing future growth for common areas. For instance,



the Central Bradford and Troy Township/Borough plans combine areas with the same school district and similar goals. Although Granville Township is not in Canton school district, the township is adjacent to Canton Township and enough common factors, elements of heritage, and interrelationship between the townships and borough to create a plan together. All three plans consider future land use plans,

transportation, and economic development strategies among other initiatives.

Multi-municipal plans should be strongly considered by any contiguous municipalities with similar goals and strategies for future improvements in their areas. The sharing of volunteers and resources by the participating municipalities can help ease some cost and time concerns involved with creating a comprehensive plan.

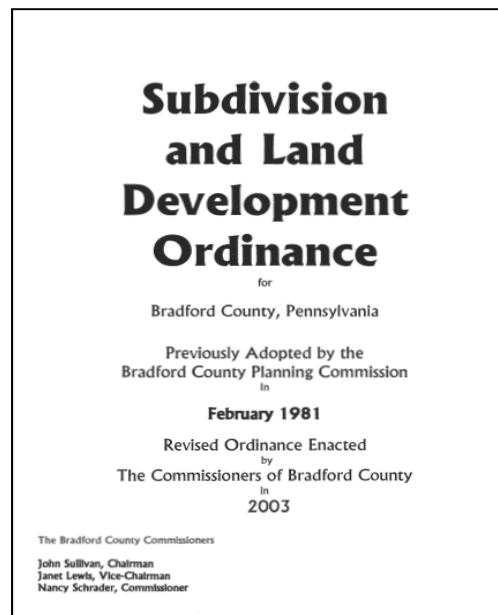


Subdivision and Land Development

A Land Development is defined as the conversion of raw land into construction ready housing, commercial, or industrial building sites. A land development considers the design of usage with parking, stormwater management, sidewalks, etc. Subdivision is the process by which a tract of land is split into smaller parcels or lots so that the lots may be sold, developed, or both. Subdivision ensures the orderly division of lots, units and parcels. In order to subdivide, an application must be made to the County or local governing body, whichever applies. The application is reviewed by the planning commission in accordance with the municipal Subdivision and Land Development Ordinance (or SALDO) regulations. This process ensures up-to-date records, adequate design, service, and infrastructure and who is responsible for them, prevention of damage to the environment and downstream flooding. Consolidation is the reverse of a subdivision which involves turning two lots into one.

POSSIBLE SALDO REGULATIONS

- Road width and Design
- Provision of Open Space
 - Utility Services
 - Parking & Sidewalks
- Financing and Maintenance of Infrastructure
- Storm Water Management



Access the County's Subdivision and Land Development Ordinance here: <http://www.bradfordcountypa.org/Administration/Community-Planning-Grants.asp#Doc>

Subdivision and Land Development

County Minor Subdivision Checklist

A

minor subdivision is defined as turning a single tract of land into ten or fewer lots. The following checklist should be followed for minor subdivision plans within the county. These regulations are defined locally and not found in the MPC.

Checklist for Minor Subdivisions:

- **General Information:** Municipality, Number of lots, Right of way length and width, deed reference number, tax parcel number, instrument number, deed book and page number
- **Geographic Data:** Land use, soils, floodplain, wetlands
- **Access:** Occupancy permit, PENNDOT highway occupancy number, municipal driveway permit number, stream crossing permit, permit number, NPDES Phase I and II
- **Sewage information:** On-lot or municipal, Bradford County Sanitation perc and profile test, DEP Module approval, Form B waiver approval, Letter of sewer and water availability
- **Covenants:** Part and parcel date, right-of-way agreement, easement agreement, storm water facility maintenance agreement, pre-existing structure date, proposed deed agreements

- **Map Checklist:** Point of Beginning, delineated property survey, easements and right of ways, numbered lots, building setback lines, name of record owners for adjacent lots, previous subdivision numbers, surveyor seal and acknowledgement, date, north arrow, floodplain delineation, wetland delineation, public dedication, covenants, 20' contour intervals

Minor Subdivision Application



The subdivision of a single lot, tract, or parcel of land into ten (10) or fewer lots, tracts, or parcels of land, for the purpose, whether immediate or future, of transfer of ownership or of building development, providing lots, tracts or parcels of land thereby created leaving frontage on an improved public street or streets and providing further that there is not created by the subdivision any new street, street easement, easements of access or road therefore.



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North Towanda Annex, No. 1
29 VanKuren Drive, Suite 1
Towanda, PA 18848

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A minor subdivision application can be found here: <http://www.bradfordcountypa.org/Administration/Community-Planning-Grants.asp#Doc>

Subdivision and Land Development

County Major Subdivision Checklist

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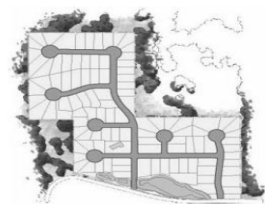
major subdivision is defined as turning a single tract of land into ten or more lots. The following checklist should be followed for major subdivision plans within the county. These regulations are defined locally and not found in the MPC.

Checklist for Major Subdivisions:

- **General Information:** Municipality, Number of lots, Right of way length and width, deed reference number, tax parcel number, instrument number, deed book and page number
- **Geographic Data:** Land use, soils, floodplain, wetlands delineation
- **Access:** Occupancy permit, PENNDOT highway occupancy number, municipal driveway permit number, stream crossing permit, permit number, NPDES Phase I and II
- **Sewage information:** On-lot or municipal, Bradford County Sanitation perc and profile test, DEP Module approval, Form B waiver approval, Letter of sewer and water availability
- **Covenants:** Part and parcel date, right of way agreement, easement agreement, storm water facility maintenance agreement, pre-existing structure date, proposed deed agreements
- **Development Items:** bonding, preliminary/construction/ final, engineer approval date, construction schedule start and completion, construction estimate, Erosion and Sedimentation Review, Storm Water Drainage pre and post development, SQFT impervious surface, Homes or lots proposed, township dedication, home owners association, tower height, traffic study, school impact study

- **Map Checklist:** Point of Beginning, delineated property survey, easements and right of ways, numbered lots, building setback lines, name of record owners for adjacent lots, previous subdivision numbers, surveyor seal and acknowledgement, date, north arrow, flood plain delineation, wetland delineation, public dedication, covenants, 2' contour intervals, road profile and cross section, storm water and profile cross section, invert and rim elevations, sidewalks, lighting, screen plantings and parking spaces.

Major Subdivision Application



Any subdivision involving more than ten (10) lots, parcels or land or other divisions of land whether or not they involve new streets, additional utilities or other facilities immediate or future.



A major subdivision application can be found here: <http://www.bradfordcountypa.org/Administration/Community-Planning-Grants.asp#Doc>

Zoning

Zoning divides a community into land use zones and imposes different land use controls in each zone, so certain development is kept in certain areas.

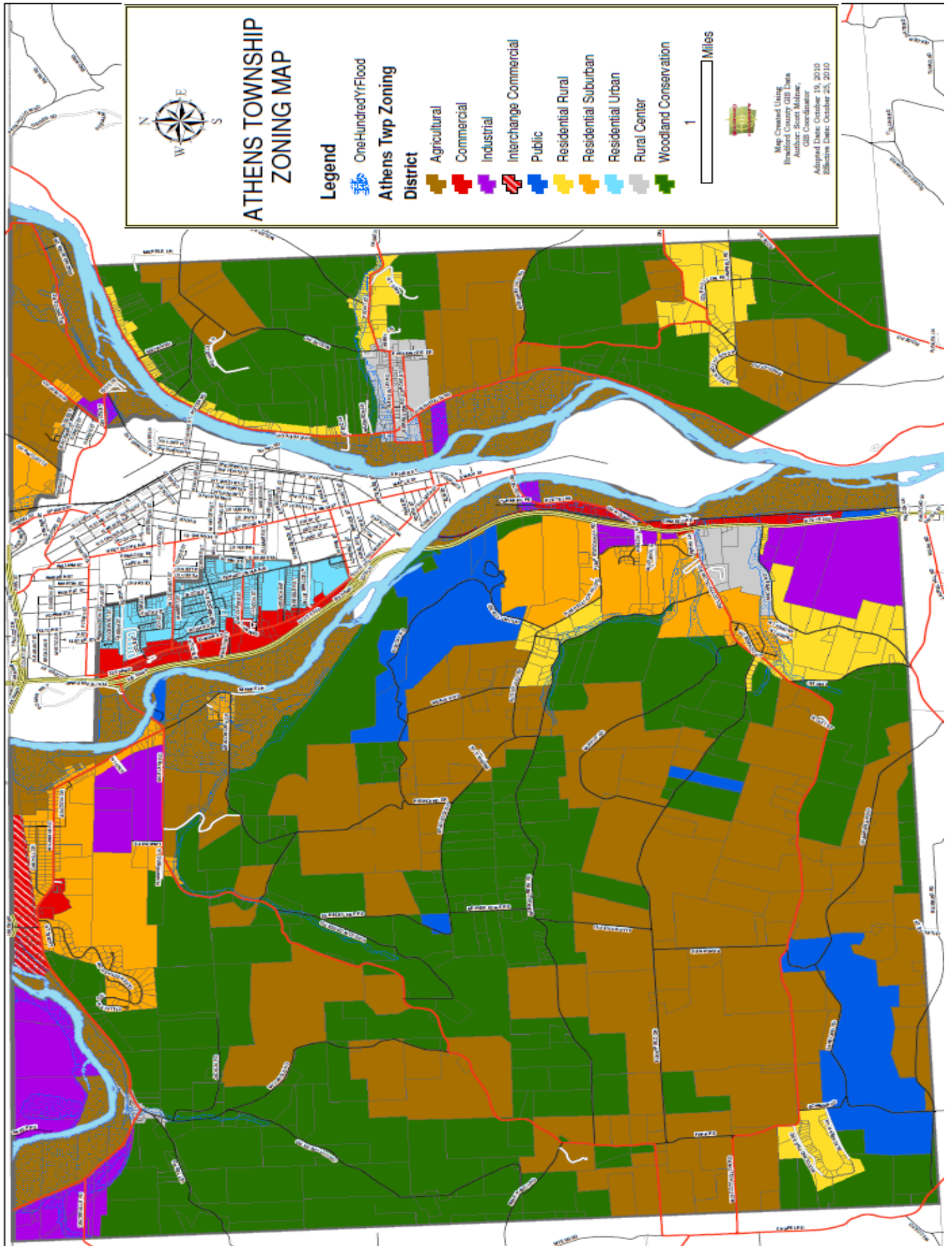
Zoning guides growth, separates incompatible land uses, prevents building in unsafe areas, preserves/protects sensitive environments, and protects the public health welfare and safety. Special Exceptions in zoning districts have issues that need to be mitigated and are reviewed by the Zoning Hearing Board. Special Exceptions are not an exception from the ordinance but, a use which is permitted unless such use would adversely effect the community. Conditional Uses have significant issues and are reviewed by local governing body. A Variance is a deviation from the zoning ordinance which is reviewed by the Zoning Hearing Board. Variances modify zoning standards to relieve unnecessary hardships. Nonconforming Uses are land uses that do not fit into their zoning district, but may have been there before the law was passed and are therefore “grandfathered”.

EXAMPLES OF LAND USE CONTROLS

- Density - minimum lot size, maximum number of homes per acre, maximum number of occupants
 - Maximum height
 - Minimum setback
 - Parking
- Architectural or Aesthetic Controls
- Variance, Special Exceptions and Conditional Uses

Possible Zoning Districts:

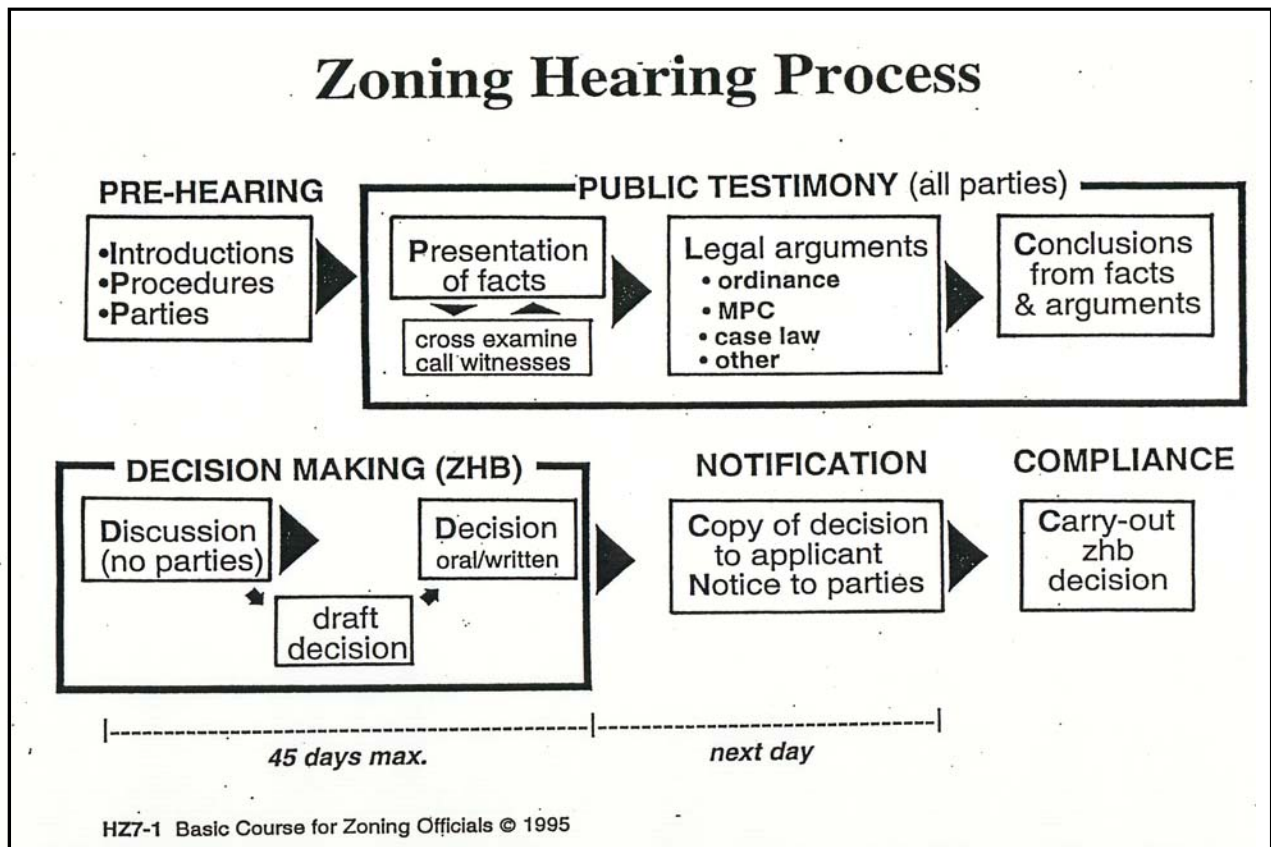
- Residential—High or Low Density
 - Commercial
 - Industrial
- Recreation/Open Space
 - Government
 - Medical
 - Educational
 - Agricultural



Zoning

Zoning Administration

Administration of a Zoning Ordinance falls on multiple parties: the governing body, planning commission, zoning officer and zoning hearing board. The governing body is responsible for Conditional Uses and amendments to the ordinance, the Zoning Officer processes applications, issues permits, maintains records, administration and enforcement of the ordinance, and the Zoning Hearing Board considers Variances, Special Exceptions, Appeals from the Zoning Officer, substantive and procedural challenges, and floodplain and transfer of development rights determinations. The purpose of a Zoning Hearing is to collect pertinent facts, sort out the relevant evidence, and hear arguments from the parties.

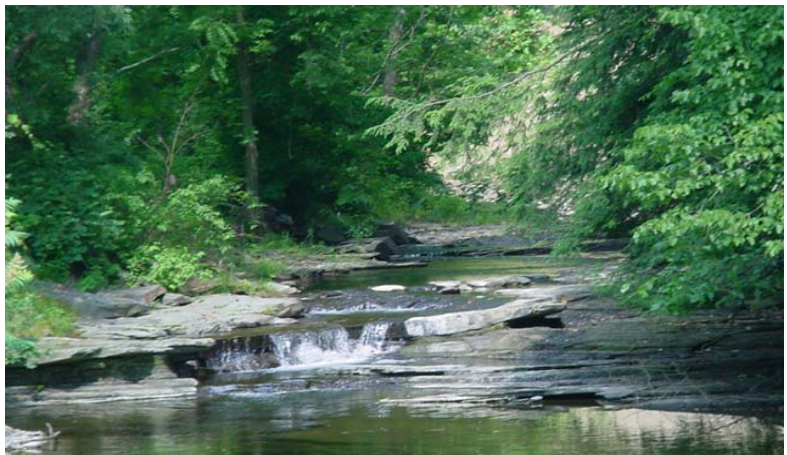
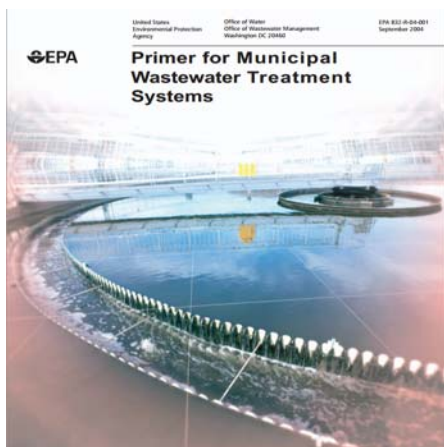


Environmental

When performing land development, it is important to consider the environmental risks that may be associated. An environmental impact study is an assessment of the impacts of a proposed development on all aspects of the environment. Agencies involved may include the Environmental Protection Agency, Army Corp of Engineers, Federal Emergency Management Agency, Department of Environmental Protection, and the Pennsylvania Fish and Game Commission.

NPDES Permit:

- National Pollution Discharge Elimination System
- Permit contains limits on what can be discharged, monitoring and reporting requirements, and other provisions to ensure that the discharge does not hurt water quality.



EPA Wastewater Primer: <http://www.epa.gov/npdes/pubs/primer.pdf>

Environmental

Floodplain Management

Act 166, The Floodplain Management Act, provides regulation of land and water use for flood control purposes, imposing duties and conferring powers on the Department of Community and Economic Development, the Department of Environmental Protection and municipalities providing for penalties and enforcement and making appropriations.

After the events of Fall 2012, FEMA is in the process of updating the Flood Insurance Rate Maps for the County. The most significant change is that the new flood maps will have an updated base map that will change the accuracy of

Purposes of Act 166:

- Encourage planning and development in flood plains which are consistent with sound land use practices
- Protect people and property in the flood plains from the dangers and damages of floodwaters and from materials carried by such water
- Prevent and eliminate urban and rural blight which results from the damages of flooding
- Assist municipalities in qualifying for the National Flood Insurance Program
 - Provide for and encourage local administration and management of floodplains
- Authorize a comprehensive and coordinated program of floodplain management based on the National Flood Insurance Program designed to preserve and restore the efficiency and carrying capacity of the streams and flood plains of the Commonwealth
- Minimize the expenditure of public and private funds for flood control projects and relief , rescue, and recovery records.

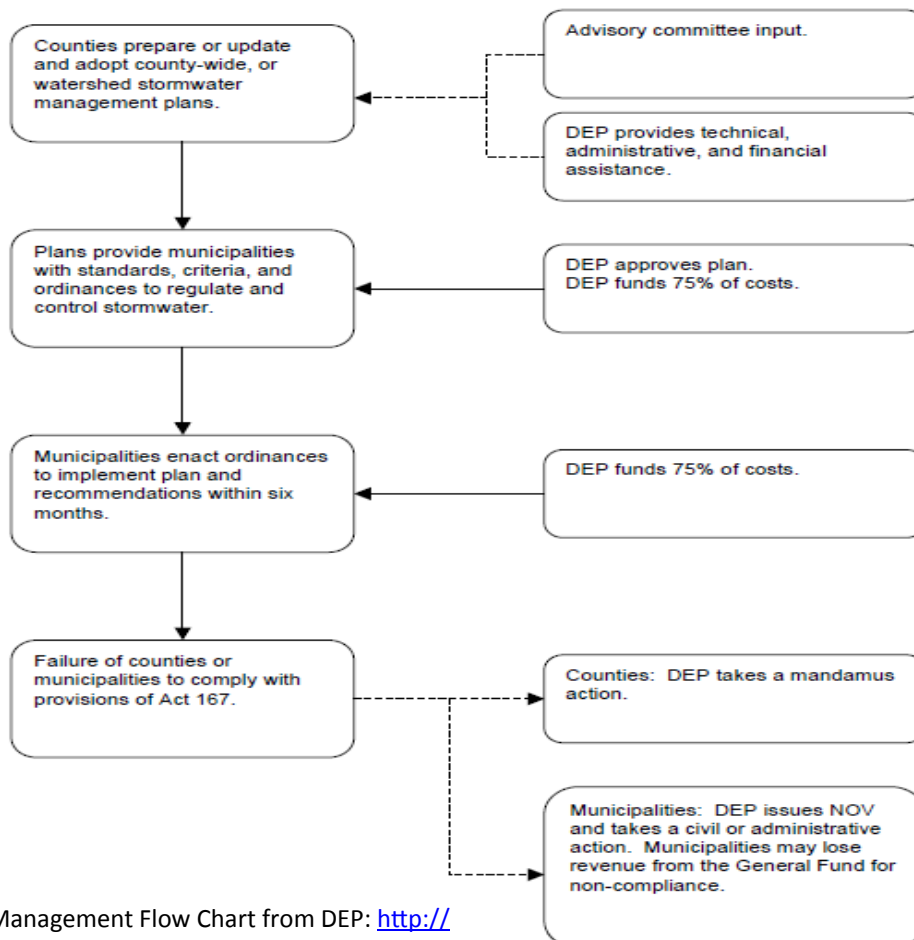


Environmental

Stormwater Management

Act 167, The Stormwater Management Act, establishes a comprehensive systematic program for counties to develop comprehensive watershed-based stormwater management plans that provide control measures for development and activities that affect stormwater runoff, including quality, quantity, and groundwater recharge. These control measures are implemented through the adoption of ordinances and regulations by local municipalities.

ACT 167 STORMWATER MANAGEMENT PLANNING PROCESS



Stormwater Management Flow Chart from DEP: <http://www.stormwaterpa.org/assets/media/regulatory/3930-FS-DEP4101.pdf>

Municipal Planning Development

Planning Commissions

The planning commissions primary functions are to guide land use and development based upon comprehensive planning, preparation of the comprehensive plan, and to propose amendments to the zoning ordinance. The commission considers Subdivision and Land Development and Zoning Ordinance and Map Amendments. If a municipality is interested in creating their own planning commission, it is important to follow these requirements from the MPC. Local planning commissions should have leadership, by-laws and a meeting agenda.

Excerpts from the MPC on Planning Commissions:

- **Section 202:** Planning Commissions shall have no less than three and no more than nine members.
- **Section 203: Appointment, term, vacancy:** All members shall be appointed by the appointing authority in the municipality and approved by the governing body. The term of each member shall be four years or until a successor is appointed. On commissions of eight members or less no more than two shall be replaced in a calendar year and on commissions of nine members no more than three shall be replaced. The chairman of the commission shall alert the appointing authority of vacancies.

- **Section 205: Membership:** All members of the commission shall be members of the municipality.
- **Section 207: Conduct of Business:** The commission shall appoint its own chairman and vice chairman. The commission shall keep a full record of its business and shall annually make a report by March 1st of its activities to the governing body.



Plan review at a Bradford County Planning Commission meeting: http://m.thedailyreview.com/polopoly_fs/1.1275008!/image/46566265.jpg_gen/derivatives/landscape_390/46566265.jpg

Municipal Planning Development

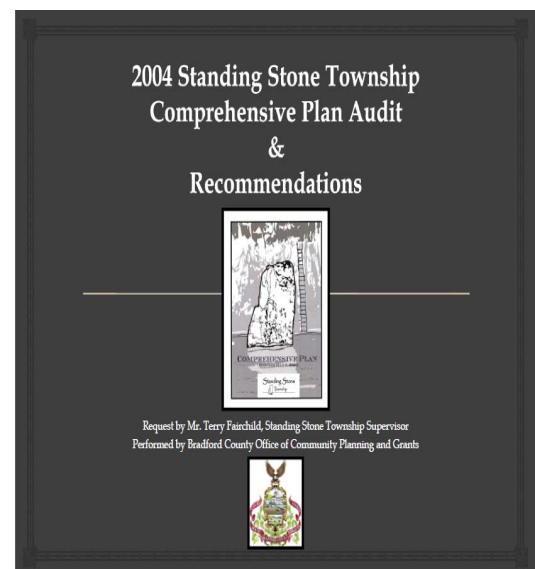
Comprehensive Plan

If a municipality or multi-municipalities so chooses they may develop a comprehensive plan every ten years. The plan is designed to develop long term goals for an area and strategies to reach these goals.

MPC Section 301: Preparation of a Comprehensive Plan: Comprehensive Plans shall include:

- A statement of objectives for future development
 - A plan for land use
- A plan to meet current housing needs of current residents and anticipated future residents of the municipality
- A plan for movement of people and goods
- A plan for community facilities and utilities
- A statement of interrelationship between plan components
- A statement of short and long term plan implementation strategies
- A plan for natural and historical areas
 - Identify land uses as they relate to important natural resources and existing minerals.

- Identifying current and proposed land uses which have a regional impact
- Identify a plan for the preservation of agricultural lands
- Identify a plan for historic preservation
- A plan for the reliable supply of water



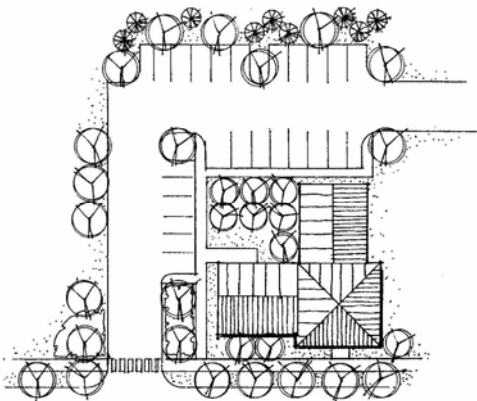
Municipal Planning Development

Subdivision and Land Development

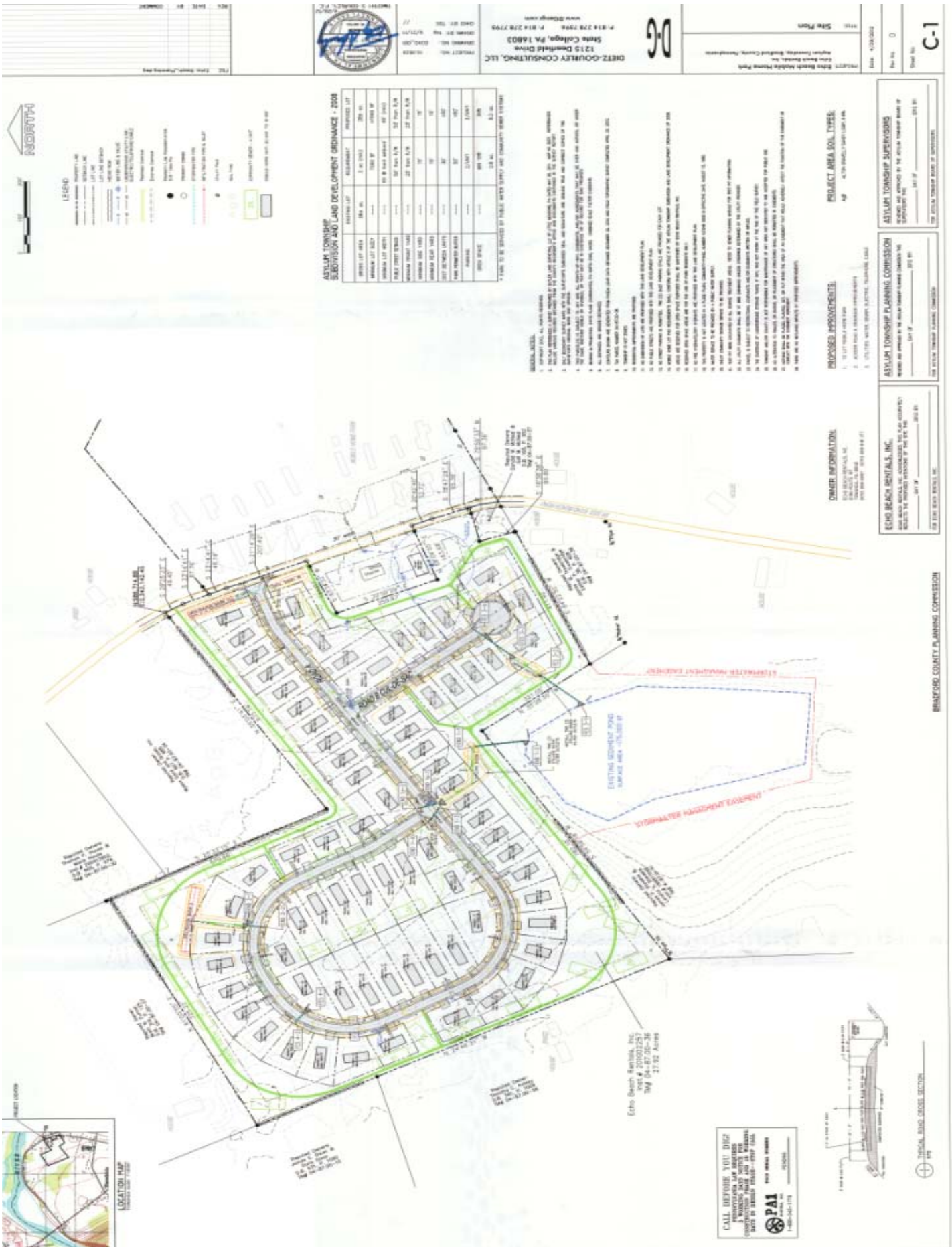
Municipalities may also institute their own subdivision and land development ordinances. The Municipalities Planning Code spells out ways in which the governing body of the municipality can get started.

- **MPC Section 501:** The governing body of each municipality may regulate subdivision and land development by enacting a subdivision and land development ordinance. The ordinance shall require that all subdivision and land development plats within the municipality shall be submitted for approval to the governing body.
- **Section 502:** The enactment of a SALDO by a municipality shall repeal the county SALDO, however applications shall be forwarded to the county planning agency for review.

- **Section 504: Enactment of a SALDO:** Before voting on enactment the governing body shall hold public hearing outlining brief summary of the ordinance and public place in the municipality where the ordinance can be viewed. The ordinance shall be submitted to the county planning agency 45 days before the hearing to provide time for recommendations. Within 30 days of the adoption the municipality shall send a certified copy of the ordinance to the county planning agency.



Example of a Residential Subdivision Plan



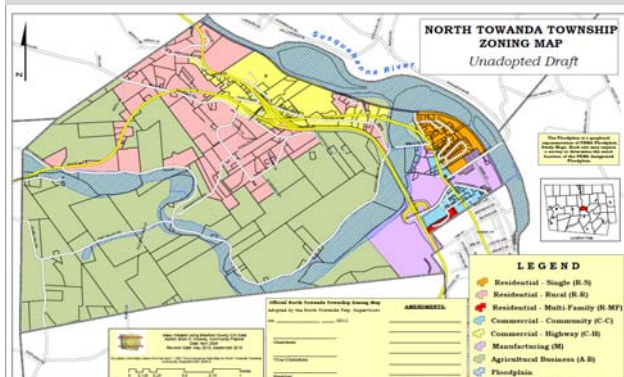
Municipal Planning Development

Zoning Ordinance

Like a Subdivision and Land Development Ordinance, municipalities may also enact their own zoning ordinance. The Municipalities Planning Code again proposes the steps and regulations to follow when setting up zoning.

- **MPC Section 607: Preparation of Proposed Zoning Ordinance:** The text and map of the proposed zoning ordinance, as well as all preliminary studies and surveys shall be prepared by the planning agency of each municipality. In preparing a proposed zoning ordinance the planning agency shall hold at least one public hearing. Upon completion the planning agency shall present the governing body the proposed zoning ordinance with recommendations and explanatory materials. At least 45 days prior to public hearing the municipality shall submit the ordinance to the county planning agency for recommendations.

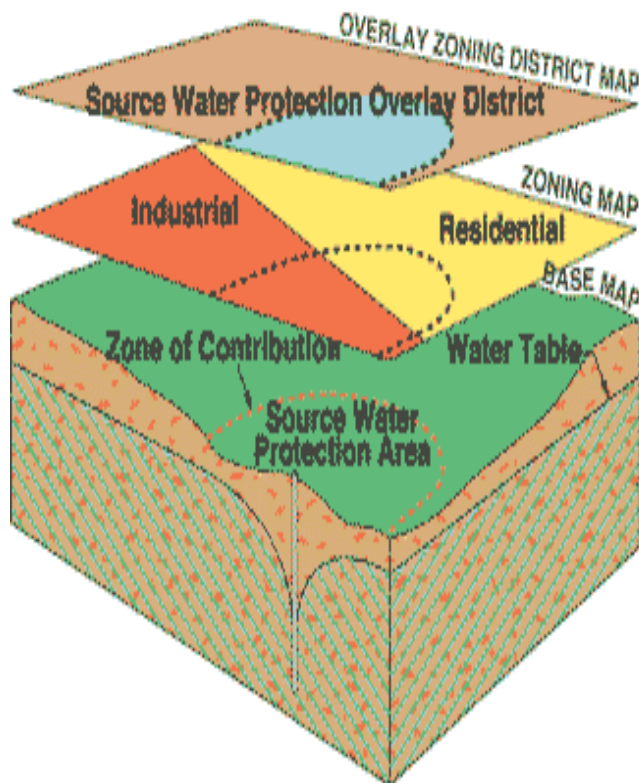
- **MPC Section 608: Enactment of a Zoning Ordinance:** Before voting the governing body must hold public hearing. The vote shall be within 90 days of the public hearing. Within 30 days of the enactment the ordinance shall be submitted to the county planning agency.
- **MPC Section 614: Zoning Officer:** The zoning officer shall administer the zoning ordinance, but does not have the power to grant construction, use, or change of use which does not conform to the zoning ordinance.



Planning Alternatives

Overlay Zones

Overlay zones create a special zoning district over an existing base zone which identifies special provisions to those in the underlying base zone. Overlay zones can be used to protect natural resources by managing development in environmentally sensitive areas. Requirements may include setbacks, density standards, lot sizes, impervious surface reduction, floor height minimums and flood proofing. Overlay zones can also help guide development by protecting historical areas or encouraging or discouraging certain types of developments. Incentives may be used in certain zones to encourage higher density development in areas.



Example of Overlay Zoning from the APA:

<http://www.planning.org/thecommissioner/2001/img/Overlay-Zoning.gif>

Example of Historic Overlay

Sayre Borough



Location in County

Sayre Borough Historic District

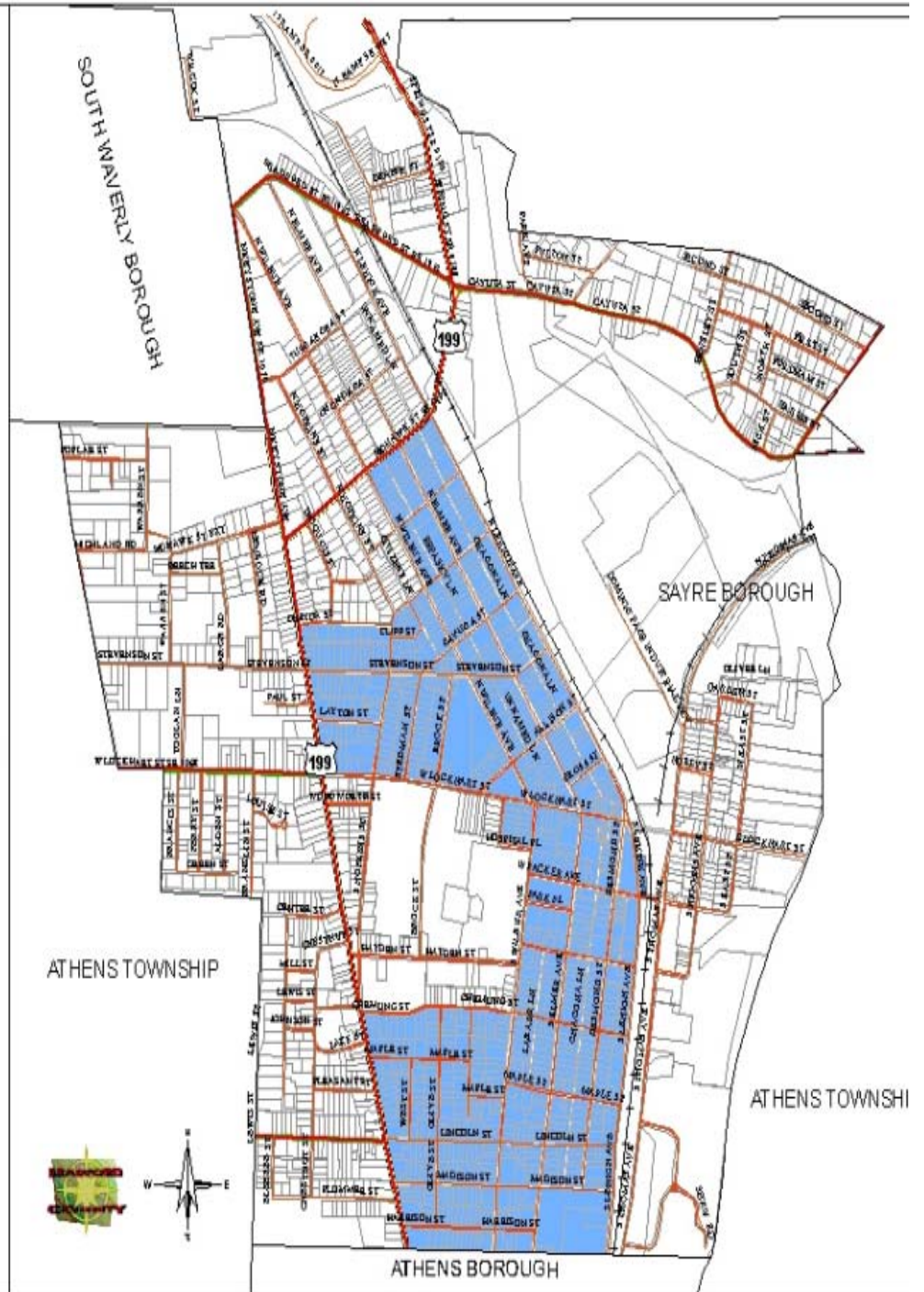
Maps Created Using Bradford County GIS Data
Author: Ellen S. Crowley, Community Planner
Date: February 2008

1 inch equals 0.3 miles



Legend

-  Railroad
-  Borough Street
-  PA State Route
-  PA Traffic Route
-  Parcels
-  Historic



Planning Alternatives

Planned Residential Development

A planned residential development is a residentially zoned area that is planned and developed as a unit. These types of developments usually cluster buildings to allow open space, are flexible in design, keep vegetation in place to prevent erosion, allows for recreation amenities, have shorter infrastructure distances, and use larger common septic systems.



Example of a PRD: <http://greenbrierstation.com/images/Oakleigh-Plan.jpg>



Example of a PRD: <http://hwlaw.com/wp-content/uploads/2011/07/Boucher-cropped.jpg>

Planning Alternatives

Traditional Neighborhood Developments

Traditional Neighborhood Developments are a comprehensive planning system that includes a variety of housing types and land uses in a defined area. The development is served by a network of paths, lanes, and streets suitable for pedestrian and vehicles providing the option of walking, biking, or driving to locations in the neighborhood. The goal of a TND is to create a balanced community that serves a wide range of business and home owners.

Common Elements in a TND:

- Compact form that encourages walking
- Streetscape designed for pedestrians
 - Buildings set close to sidewalks
 - Narrow, connected streets
 - Neighborhood parks and open space
 - Mix of housing types and price range
- Architecture that reflects the community or region
- Compatible non-residential uses, including schools and neighborhood retail



Sadsbury Park TND, Chester County



<http://www.sadsburyparkpa.com/site-plan.html>

Better Models for Development in PA

Six Principles for Better Development

1. Conserve Farmland, Natural Areas, and Scenic Assets:

The first principle of better development should be identifying where not to develop. Successful communities always identify the areas that are most important to protect. Every community needs an open space protection plan and the resource to implement it. Communities that have a blueprint for conservation are more amenable to accommodating growth in the areas where it is most appropriate. On the other hand, when citizens think all land is up for grabs they often oppose development everywhere. Conserving natural and scenic assets is also important because working farms, forests and scenic landscapes contribute to the economic vitality of our communities.

2. Maintain a Clear Edge between Town and Countryside

Pennsylvania has many strong cities and towns as well as healthy rural landscapes. Safeguarding the rural character of Pennsylvania means maintaining a clear edge between cities, towns, and countryside. This can be done by protecting agricultural land and open space while encouraging more compact building design and walkable communities. It also means encouraging infill development in our older communities, on vacant, underused or overlooked land near transit and on reclaimed former industrial sites. By working to maintain a clear edge between town and countryside, PA can preserve its rural landscapes and at the same time enhance the vitality of its existing communities.



Development is encroaching upon farmland in parts of the county.



More development has popped up in the countryside.

Better Models for Development in PA

Six Principles for Better Development

3. Build and Maintain Livable and Attractive Communities

Attractive and livable cities and towns are the flip side of protecting rural character. Livable communities have a balance of jobs, homes, services, and amenities and provide interconnections among these elements. Livable communities provide housing choices and are walkable and affordable. They're also well designed and attractive. Vibrant downtowns are especially important because they are the heart and soul of Pennsylvania communities, appeal to all ages, and provide the distinctive image that people take with them. We can even reshape the strip to make it more appealing and functional. Wherever new development or redevelopment occurs, location, scale, siting, and design decisions should be carefully considered.

4. Preserve Historic Resources:

Pennsylvania's rich history is evident in the wealth of historic buildings and archeological sites found in cities, small towns and rural areas throughout the state. Historic assets should be encouraged to rehabilitate and reuse historic structures. Protecting historic resources such as small-town main streets is also important because historic preservation is a powerful tool for economic revitalization that generates jobs and attracts tourists and investors.



This Dandy Mini Mart preserves the historic Piollet Mansion building in Wysox.



Attractive downtowns leave lasting impressions on those who see them whether it be residents, tourists, or people passing through.

Better Models for Development in PA

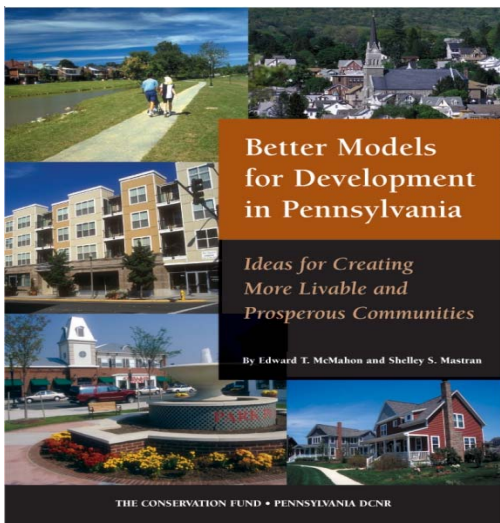
Six Principles for Better Development

5. Respect Local Community Character in New Construction:

Eighty percent of everything ever built in America has been built since the end of World War II, and much of it is cookie-cutter, off the shelf junk. New buildings can either complement the character of Pennsylvania communities or turn the state into “Anyplace USA.” Pennsylvania communities should do more to ensure that new construction—particularly chain stores, shopping centers, and franchises—respects local character. Pennsylvania’s natural setting, historical development pattern, and architectural traditions make this a distinctive place. By identifying what makes each community unique, and what harms that uniqueness, localities can develop standards that foster distinctive, attractive, communities with economic vitality and a strong sense of place.

6. Reduce the Impact of the Car and Promote Walkability:

Reducing the impact of the automobile means providing more transportation choice. It also means designing transportation facilities that are beautiful as well as functional, that meet the needs of people as well as those of motor vehicles, and that respect and enhance local communities. Design standards for neighborhood streets, roads, bridges, parking lots and other transportation facilities should be reexamined to make them more human-scale and community friendly. Even minor design improvements can lessen the negative visual and environmental impacts of new roads and bridges. Transportation choice can be expanded by providing better public transportation and building more sidewalks, trails, and bike paths that can create a network of non-motorized transportation options within and between communities to allow citizens to increase their physical activity close to home. Communities can also foster healthy lifestyles by considering walkable, mixed-use development and traffic-calming measures like roundabouts, curb extensions, or narrowing streets to slow down traffic and make walking and biking more desirable.



Not all McDonald's have to be the “cookie-cutter” design

Better Models for Development in PA: <http://>

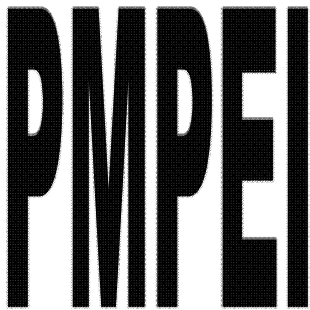
www.dcnr.state.pa.us/brc/grants/2005/BetterModels.pdf

Pennsylvania Planning Resources



American Planning Association: PA Chapter: Works to promote planning at all levels of the Commonwealth through trainings, an annual conference, legislative monitoring, and public awareness efforts. PA Chapter of APA members participate with various statewide and regional groups with shared values and goals.

<http://www.planningpa.org/index.shtml>



Pennsylvania Municipal Planning Education Institute: The mission of PMPEI is to develop in-depth, stimulating, and interactive educational experiences for citizen planners, zoners, appointed and elected municipal and county officials, and professionals involved in planning.

<http://extension.psu.edu/land-use-planning>



PA DCED: Offers an online e-library containing documents such as zoning ordinances, comprehensive plans, etc. from around the state. Also published a planning guide series which can be found online.

<http://www.newpa.com/get-local-gov-support/publications>
<http://www.elibrary.state.pa.us/elibpub.asp>



Pennsylvania Association of Township Supervisors: Offers the Township Planning Association which provides a full range of services to help townships and citizen planners design communities. Provides a newsletter, magazine, access to ordinance files, discounted training workshops and phone consultation.

<http://www.psats.org/subpage.php?pageid=PlanningAssociation>