

ARTICLE 14

DEVELOPMENT STANDARDS

Section 1401. PURPOSE

Lykens Township recognizes that the processes of development can alter natural topography, vegetation, as well as cause other negative impacts. The Township also recognizes that development creates impervious cover, vehicular traffic, artificial light, increases in air temperature, accelerated runoff, erosion, sedimentation, glare, noise and incompatible uses of land which can negatively impact the community's ecological balance, visual character and individual, as well as , community-wide livability. The Township intends to protect and enhance its economic base, quality of life, and community character by encourage quality development. Recognizing that the Comprehensive Plan promotes the protection of health, safety and welfare of the public and encourages quality development, this Article is adopted for the following of purposes: (1) to aid and stabilize the ecological balance of the environment in the Township; (2) provide buffers between uses of different character and intensity; (3) enhance the Township's general appearance; (4) safeguard and enhance property values; (5) protect public and private investments; (6) conserve energy; and (7) protect natural areas thereby providing natural habits for wildlife.

Section 1402. BUFFERS AND SCREENING

Buffers required by this Ordinance are intended to separate different land uses from each other at a reasonable distance in order to minimize or eliminate potential nuisances such as dirt, litter, noise, glare, unsightly signs, unsightly buildings, parking areas. Buffers are also intended to provide spacing between uses and structures to reduce the adverse impacts of noise, light, odor or danger from fire and explosions.

A. Buffer Requirements

1. A buffer shall be provided along the perimeter of a lot for any given use and shall not be located in any portion of a public right-of-way or proposed right-of-way.
2. Buildings shall not be permitted in a buffer.
3. Storage of any kind shall not be permitted in a required buffer yard.
4. Stormwater management facilities, public utility facilities, picnic areas, or pedestrian walkways and sidewalks shall be permitted in a buffer.

5. A buffer of twenty-five (25') feet and screening in accordance with Section 1403 of this Article shall be provided between the following zoning districts and uses:
 - a. A buffer of twenty-five (25') feet shall be required between a residential use or residential zoning district and a nonresidential use or nonresidential zoning district. Level 3 screening shall be provided in the buffer.
 - b. A buffer of twenty-five (25') feet shall be required between a multi-family residential use and any single family/two family residential uses or R and V district. Level 1 screening shall be provided in the buffer.
 - c. A buffer of fifty (50') feet shall be required between a residential use or residential zoning district and any industrial use or industrial zoning district. Level 3 screening shall be provided in the buffer.
 - d. A buffer of twenty-five (25') feet shall be required between a commercial use or C-B zoning district and any light industrial use or L-I zoning district. Level 2 screening shall be provided in the buffer.

Section 1403. SCREENING

Screening and screens required by this Ordinance are intended to provide an effective visual barrier at the street level between conflicting uses related to unsightly or distracting activities, noise, heat, glare, dust, traffic. Screening and screens are useful to preserve property values and ensure the compatibility of different land uses, as well as improve the appearance of individual properties and neighborhoods in the Township. This section provides standards and options for the design, and installation of plants, fences and walls in Lykens Township.

A. Screening Requirements

The following Table 14-1, "Screening Requirements," outlines the screening "levels" required by this Ordinance. Level 1, Level 2 and Level 3 screening require a combination of evergreen and deciduous trees, fences, walls and berms for screening. Where Level 3 screening is required by this Ordinance, options A, B, C, D or E shall be required. All standards for screening shall be met at the time of planting.

TABLE 14-1 SCREENING REQUIREMENTS

Required Screening Level	Screen Specifications	Required Minimum Tree Spacing	Planting Strip Width/Slope or Location
LEVEL 1	Evergreen trees 4 feet in height	Twenty (20') feet on center	6 feet
	Deciduous trees 6 feet in height	Thirty (30') feet on center	6 feet
LEVEL 2	Evergreen trees 5 feet in height	Ten (10') feet on center	6 feet
	Deciduous trees 6 feet in height	Fifteen (15') feet on center	6 feet
LEVEL 3 Option A	Wall/Fence 6 feet in height	NA	NA
	Hedge 2 feet in height	Ten (10') feet in center	1 Row
LEVEL 3 Option B	Wall/Fence 6 feet in height	NA	NA
	Evergreen trees 4 feet in height	Ten (10') feet on center	4 feet
	Hedge 2 feet in height	Ten (10') feet on center	1 Row
LEVEL 3 Option C	Evergreen trees 6 feet in height	Solid screen tree line	6 feet
LEVEL 3 Option D	Berm of compacted soil construction 6 feet in height with ground cover	NA	Maximum 3:1 slope
LEVEL 3 Option	Berm constructed 3 feet in height with ground cover	NA	Maximum 3:1 slope

E	Hedge, evergreen trees or shrubs 3 feet in height	Solid screen	On top of berm
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B. Existing Trees and Vegetation

The preservation of existing trees and vegetation on a lot and/or the use of existing trees and vegetation in conjunction with other screening techniques shall be permitted in order to meet the screening requirements of this Ordinance provided that the existing trees and vegetation or combination of trees and plantings with required methods shall screen the use or structure at a density which is consistent with the level of screening required.

C. Maintenance

All required tree planting and landscaping used for screening shall comply all landscaping requirements of this Section and Section 1405 of this Ordinance. All fences and walls constructed as screening shall be maintained in good condition and repaired and replaced where necessary.

Section 1404. LIGHTING

Lighting standards required by this Ordinance are intended to ensure adequate night-time safety and security while minimizing the "spill over" of light and glare on operators of motor vehicles, pedestrians, private property and land uses near the light source. The Lykens Township Comprehensive Plan recognizes that proper lighting design is an instrument for preserving rural character and creating a sense of place within individual developments and the community at large. However, it is the safety, welfare, nuisance and hazardous aspects of lighting which form the basis of these requirements.

A. Requirements

The lighting requirements below are relate to (1) the height of the source luminaire; (2) cutoff of the luminaire; (3) footcandles of illumination; and (4) the zoning district in which the light source is located. In summary, the maximum height of a lightpost is dependent on the amount of luminaire cutoff. All exterior lighting shall meet the following requirements:

1. Luminaire with No Cutoff

When a light source or luminaire has not cutoff, the maximum permitted height and intensity shall meet the requirements on Table 14-2:

TABLE 14-2 NO CUTOFF

Uses	Illumination*	Height of Luminaire
Residential	0.2	10 feet
Non-Residential	0.3	20 feet
* - Footcandles		

2. Luminaire with Cutoff Greater than 90 Degrees

When a light source or luminaire has a cutoff, greater than 90 degrees, the maximum height and illumination shall meet the requirement on Table 14-3 shall for each zoning district:

TABLE 14-3 90 DEGREE OR GREATER CUTOFF

Zoning District	Illumination*	Height of Luminaire
Conservation (C)	0.3	15 feet
Agriculture (A)	0.5	20 feet
Agriculture Residential (A-R)	0.5	20 feet
Residential District (R)	0.75	25 feet
Village (V)	1.0	35 feet
Commercial Business (C-B)	1.5	35 feet
Light Industrial (L-I)	2.0	40 feet
* - Maximum Footcandles		

2. Luminaire Cutoff Less than 90 Degrees

When a light source or luminaire has a cutoff less than 90 degrees, and light bulb, lamp or light source is completely shielded from the direct view of an observer five (5') above the ground where the cutoff point meets the ground, the maximum height and intensity on Table 14-4 shall apply for each zoning district:

TABLE 14-4 LESS THAN 90 DEGREE CUTOFF

Zoning District	Illumination*	Height of Luminaire
Conservation (C)	0.3	15 feet
Agriculture (A)	0.5	20 feet
Agriculture Residential (A-R)	0.5	20 feet
Residential Low Density (R)	0.75	25 feet
Village (V)	1.0	35 feet
Commercial Business (C-B)	1.5	35 feet
Light Industrial (L-I)	2.0	40 feet
* - Maximum Footcandles		

B. Additional Requirements and Exemptions for Specified Uses

1. Because of their unique requirement for night visibility and their limited hours of use, public and private recreational uses (ie. ball diamonds, playing fields, tennis courts, volley ball courts, etc.) are exempt from the requirements of Section 1304.A. These uses must meet all other requirements of Article 15 of this Ordinance.
2. Outdoor lighting and private recreational uses specified above shall not exceed a maximum permitted post height of eighty feet (80').
3. Outdoor lighting and private recreational uses may exceed a total cutoff angle of 90 degrees, provided that the luminaire is shielded to prevent light and glare spill over to adjacent residential uses. The maximum permitted illumination at the interior buffer yard shall not exceed 2 footcandles.
4. In high density residential developments and non-residential developments, low level pedestrian lighting for sidewalks should be

provided as necessary for safety. These lights should have low level illumination.

5. Flickering or flashing lights shall not be permitted
6. Except for pedestrian walkways, light sources or luminaires shall not be located within buffer yards.
7. The location and type of lighting required by this Ordinance shall be shown on the site plan submitted by the applicant.

Section 1405. LANDSCAPING

This Section to provides a set of minimum standards for providing landscaping in land developments, maintenance of required screening, and maintenance of required parking lot landscaping. These standards are intended to preserve and maintain the natural environment, improve community appearance, ensure required buffers are adequate, preserving the Township's rural character and the value of properties within Lykens Township in accordance with the Township's Comprehensive Plan.

A. Applicability

Landscaping shall be required for any major residential subdivision, multi-family residential or non-residential land developments. Trees and shrubs required under this Section are separate from the landscaping requirements of Article 17 - Off Street Parking and screening requirements of Article 14 -Development Regulations and other sections of this Ordinance. Unless otherwise specified, all property landscaping, parking lot landscaping required in Article 17 and screening required by this Ordinance shall be maintained in accordance with this Section.

B. Landscaping Requirements

1. Non-residential and multi-family residential developments in the (R), (V), (C-B) and (L-I) shall have a landscaped front yard near the principle structures and along the street line. Portions of the front yard containing environmentally sensitive features as defined in Article 12 shall not be landscaped.
2. Landscaping in the front yard area shall include a minimum of 1 deciduous or evergreen tree for every two thousand (2000) square feet of front yard area. All trees shall be 2 ½ caliper in size at the time of planting.

3. Five deciduous shrubs or hedges may be substituted for one deciduous tree for a maximum of 20% of the tree requirement.
4. The preservation of existing trees of 4 inch caliper or greater may be substituted for 20% of the tree requirement.
5. The remaining front yard area required to be landscaped shall be ground cover.

C. Street Trees

In addition to the requirements of Section 1405.B above, street trees shall also be required in residential and non-residential land developments and major subdivisions involving the construction of new public streets in the (R-A), (R), (V), (C-B) and (L-I) districts. Street trees shall be placed installed in accordance with the following requirements:

1. Street trees shall be installed within four (4') from the required street line (right-of-way) or on both sides of the street, where applicable.
2. Street trees planted along streets shall be spaced according to the anticipated tree size at maturity. The following Table 14-5 establishes the required street planting interval ranges for small, medium and large trees.

TABLE 14-5 PLANTING INTERVALS FOR STREET TREES

Tree Size at Maturity	Planting Interval Range (in feet)
Large Trees - more than 40' in height	50' to 70'
Medium Trees - 30' to 40' in height	40' to 50'
Small Trees - less than 30' in height	30' to 40'

3. If the developer intends to create a street canopy effect on the street, trees may be planted closer together upon written recommendations from a licensed landscape architect.
4. Street trees shall be spaced and planted in a manner which will not interfere with utilities, roadways, sidewalks, safe sight distance or street lights.

D. Planting Specifications

Unless otherwise specified in the Ordinance, deciduous and coniferous trees and shrubs use in landscaping or screening shall be planted in accordance with the following general specifications at the time of planting:

1. Deciduous trees shall have a minimum caliper measurement of 2 ½ inches, measured a minimum of six (6") inches above the soil line.
2. Coniferous trees shall have a minimum height of six (6') feet.
3. Evergreen shrubs, except those use as low level ground covers, shall have an average height of twenty (20") inches.
4. Deciduous shrubs shall have an average height of 30 inches.
5. Trees with less than 3 inches in caliper shall be properly staked, guyed and properly protected for a period of one (1) year from the data of planting.
6. Nylon rope used in balling trees must be cut and removed from the root ball during planting.

E. Landscape Plan

All required landscaping and screening treatments shall be drawn to scale on a site development plan and submitted to the Zoning Officer prior to the issuance of a zoning permit or with the land development plan or major preliminary or final subdivision application. The landscape plan shall be prepared by the applicant and may be certified by an architect (landscape architect) licensed by the Commonwealth of Pennsylvania. The landscape plan shall contain the following minimum data:

1. An inventory identifying the type, size and height of existing plant materials in the front yard area to be landscaped and where screening is required.
2. A description of the plants and other material being proposed for areas required to be landscaped, screened and fenced, etc.

3. A description and details, if necessary, of the manner in which plants and shrubs will be planted.
4. A description of the methods used to (1) retain existing vegetation on the site which may be used for landscaping and screening, and (2) protect these plants from damage during construction.
5. The size, height, location and material of proposed seating, lighting, planters, berms, sculptures and other landscaping features.
6. The location and dimension of sight triangles as defined in the Township's Subdivision and Land Development Ordinance.

F. Maintenance

Landscaping required in this Section and other screening and landscaping treatments required by this Ordinance shall be maintained in a healthy, growing condition, at all times. It shall be the responsibility of the property owner of record, or designated representative to properly maintain and care for any landscaping, landscaped screening or other treatment required and approved by the Township.