

appendix

Plant Materials List

CANOPY TREES

All canopy trees that are utilized to meet the required planting requirements shall be of two (2) inch caliper minimum. Required canopy tree plantings shall be selected from the below list or a species hardy to the area according to Section 1304.D.1.. Any canopy tree that is marked with an asterisk (*) before its botanical name can also be used as a flowering tree.

Botanical Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnala</i>	Amur Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Acer platanoides columnare</i>	Columnar Norway Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Carpinus betulus</i>	European Hornbeam
<i>Carpinus betulus fastigiata</i>	Pyramidal European Hornbeam
<i>Crataegeous phaenopyrum treeform</i>	Washington Hawthorn
<i>Crataegous vividis 'Winter King'</i>	Winter King Hawthorn
<i>Fagus grandifolia</i>	American Beech
<i>Fagus sylvatica</i>	European Beech
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvania lanceolata</i>	Green Ash
<i>Ginkgo biloba</i>	Ginkgo (male only)
<i>Gleditsia triacanthos inermis</i>	Thornless Honey Locust
<i>Larix kaempferi</i>	Japanese Larch
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Ostrya virginiana</i>	American Hophornbeam
<i>Phellondendron amurense</i>	Amur Cork Tree (male only)
<i>Plantanus acerifolia</i>	London Plane Tree
* <i>Pyrus calleyana 'Redspire'</i>	Redspire Pear
* <i>Pyrus calleyana 'Aristocrat'</i>	Aristocrat Pear
* <i>Pyrus calleyana 'Capital'</i>	Capital Pear
* <i>Pyrus calleyana 'Cleveland Select'</i>	Cleveland Pear
* <i>Pyrus calleyana 'Whitehouse'</i>	Whitehouse Pear
<i>Quercus alba</i>	White Oak
<i>Quercus borealis</i>	Red Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus palustris</i>	Pin Oak

Plant Materials List

<i>Quercus phellos</i>	Willow Oak
<i>Sophora japonica</i>	Japanese Pagodatree
<i>Tilia americana</i> 'Redmond'	Redmond Linden
<i>Tilia cordata</i> 'Chancellor'	Chancellor Linden
<i>Zelkova serrata</i>	Japanese Zelkova

Flowering trees

All flowering trees that are utilized to meet the required planting requirements shall be of two (2) inch caliper minimum. Required flowering tree plantings shall be selected from the below list or a species hardy to the area according to Section 1304.D.1.. Any flowering tree that is marked with an asterisk (*) before its botanical name can also be used as a canopy tree.

Botanical Name	Common Name
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus kousa</i>	Kousa Dogwood
<i>Cornus mas</i>	Cornelian Cherry
<i>Crataegus species</i>	Any Hawthorn species
<i>Halesia carolina</i>	Carolina Silverbell
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus species</i>	Any Crab species
<i>Oxydendrum arboreum</i>	Sourwood
<i>Prunus cerasifera</i>	Purpleleaf Flowering Plum
<i>Prunus kwanzan</i>	Kwanzan Cherry
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulata</i>	Japanese Flowering Cherry
<i>Prunus serrulata x subhirtella</i>	Yoshino Cherry
<i>Prunus subhirtella pendula</i>	Weeping Cherry
* <i>Pyrus calleyana</i> 'Redspire'	Redspire Pear
* <i>Pyrus calleyana</i> 'Aristocrat'	Aristocrat Pear
* <i>Pyrus calleyana</i> 'Capital'	Capital Pear
* <i>Pyrus calleyana</i> 'Cleveland Select'	Cleveland Pear
* <i>Pyrus calleyana</i> 'Whitehouse'	Whitehouse Pear
<i>Stewartia koreana</i>	Korean Stewartia

Evergreen trees

All evergreen trees that are utilized to meet the required planting requirements shall be at least four (4) feet in height. Required evergreen tree plantings shall be selected from the below list or a species hardy to the area according to Section 1304.D.1..

Botanical Name	Common Name
<i>Abies concolor</i>	Concolor Fir
<i>Ilex opaca</i>	American Holly
<i>Picea abies</i>	Norway Spruce
<i>Picea omorika</i>	Serbian Spruce
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus nigra</i>	Australian Pine
<i>Pinus strobus</i>	White Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Taxus baccata</i>	English Yew
<i>Taxus cuspidata</i>	Japanese Yew
<i>Tsuga canadensis</i>	Canada Hemlock

SUMMARY OF THE AREA AND BULK REGULATIONS

Zoning District	Structure Type/Use	Minimum Lot Area per Unit	Minimum Lot Area per Structure	Lot Width			Maximum Lot Coverage	Accessory Setback	Minimum Yard Setback		
				Building Line	Curb Line				Front	Side	Rear
R-1	All Permitted Residential Uses	10,000 s.f.	n/a	75 feet	50 feet		35%	5 feet	25 feet	15 feet	25 feet
R-2	Two-Family	4,500 s.f.	9,000 s.f.	40	40		45	10	20	10	25
	Single-Family/All Others	8,000 s.f.	n/a	60	50		40	5	20	10	25
R-3	Multiple-Family	2,500 s.f.	7,500 s.f.	70	70		40	5	35	15	35
	Townhouse (6 units max.)	2,500 s.f.	7,500 s.f.	25	25		45	5	20	10	20
	Two-Family	3,000 s.f.	6,000 s.f.	30	30		45	5	20	10	20
	Single-Family/All Others	6,000 s.f.	n/a	50	50		40	5	25	10	25
PN	Manufactured Home Park										
	Life Care Facility										
	Other	20,000 s.f.	n/a	100	75		25	5	50	20	30
DC	Residential Uses		Same as R-3 High Density Residential Zoning District								
	Other	n/a	4,000 s.f.	25	25		80	5	10	5*	20
GC	All Permitted Uses	n/a	20,000 s.f.	100	75		70**	20	40	15	30
I	Industry/Lumber Yard	n/a	2 acres	150	100		60**	n/a	50	30	50
	Other	n/a	20,000 s.f.	100	75		70**	20	40	15	30

* for Detached Dwellings Only

** with a Maximum Building Coverage of 40 %

Resolution Number 9510
Resolution of the Council of Spring City Borough
Chester County, Pennsylvania

THIS RESOLUTION made this 1st day of May, 1995 by the Council of Spring City Borough, Chester County, Pennsylvania.

WHEREAS, the Council of the Borough of Spring City find the within Zoning Ordinance and Zoning Map to be ready for adoption, having previously held hearings thereon pursuant to public notice and having complied with the provisions of the Pennsylvania Municipalities Planning Code, and;

WHEREAS, the undersigned find the Zoning Ordinance and Zoning Map to be in accordance with the spirit and intent of the Comprehensive Plan of the Borough of Spring City, formally adopted on December 7, 1992.

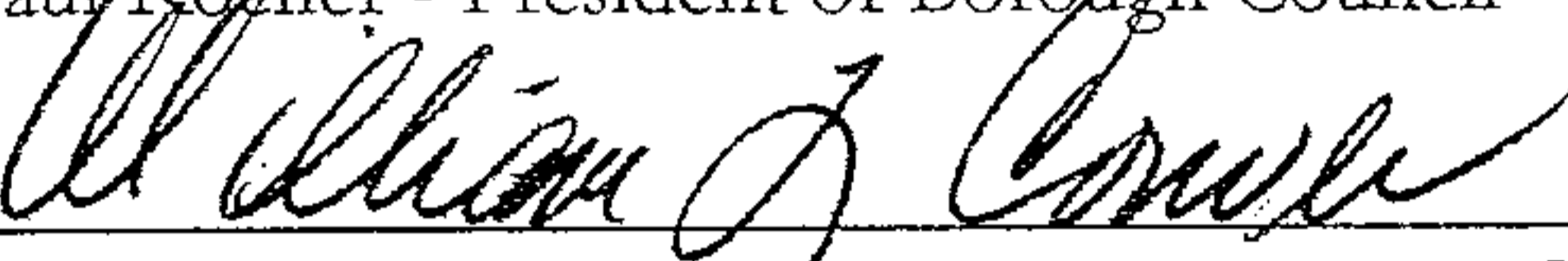
NOW THEREFORE BE IT RESOLVED that the within Zoning Ordinance and Zoning Map are adopted as the Zoning Ordinance and Zoning Map of Spring City Borough, Chester County, Pennsylvania and shall become effective five (5) days after the date of this resolution.

ADOPTED THIS 1ST DAY OF MAY, AD 1995


BOROUGH COUNCIL OF SPRING CITY



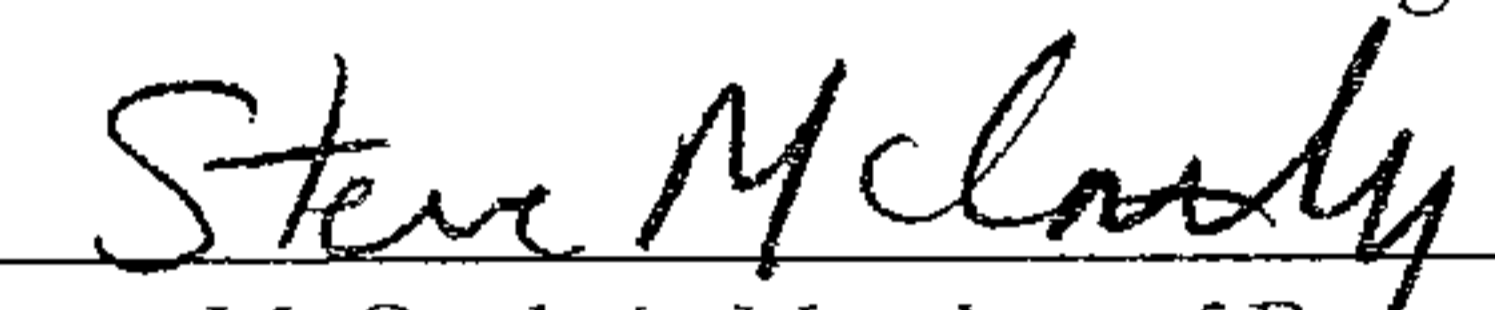
Paul Kocher - President of Borough Council




William Conner - Vice President of Borough Council



Dan Bauman - Member of Borough Council




Steve McCarthy - Member of Borough Council



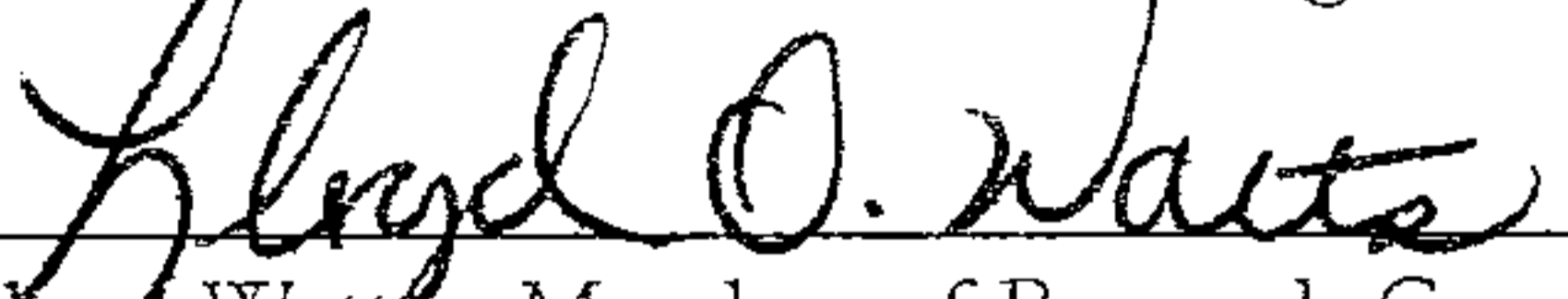
Ernest Shaner - Member of Borough Council



Ralph Trego - Member of Borough Council

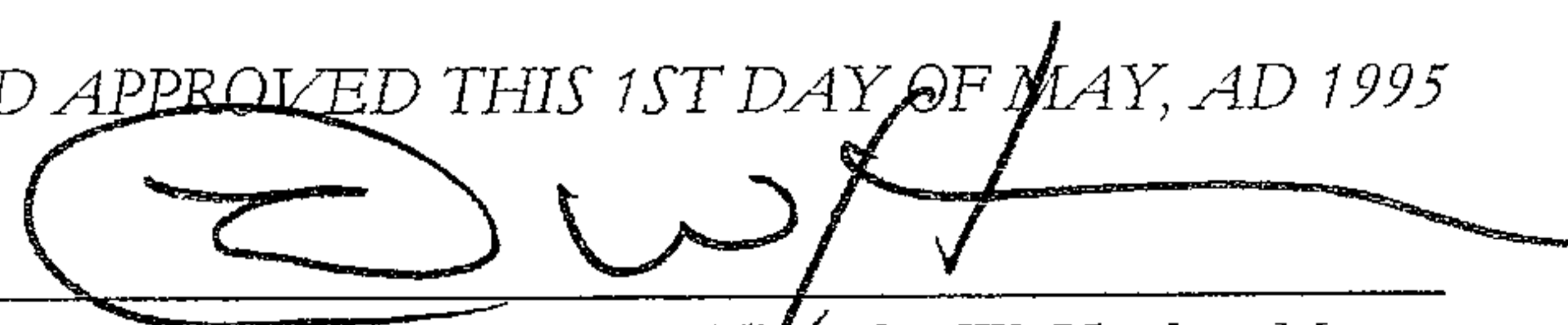


Victor Tuscai - Member of Borough Council




Lloyd Watts - Member of Borough Council

EXAMINED AND APPROVED THIS 1ST DAY OF MAY, AD 1995



Timothy W. Hoyle - Mayor

ATTEST:



Dennis Rittenhouse - Borough Administrator

ORDINANCE NO. 418

AN ORDINANCE AMENDING ARTICLE VII, (PN) - PLANNED NEIGHBORHOOD DISTRICT, OF THE BOROUGH OF SPRING CITY ZONING ORDINANCE ADOPTED MAY 1, 1995.

BE IT ENACTED by the Borough Council of the Borough of Spring City, Pennsylvania, and it is hereby ordained by the same as follows:

SECTION 1. Article VII, (PN) - Planned Neighborhood District, of the Borough of Spring City Zoning Ordinance adopted May 1, 1995, is hereby amended as follows:

SECTION 700 PURPOSE

The Planned Neighborhood District provides an area where planned residential communities, including manufactured home parks, are permitted. Such communities are to be developed in accordance with an overall master plan for the tract. As discussed in the Spring City Comprehensive Plan, this area has been set aside to ensure that a variety of housing needs are met within the Borough and to ensure that future development is consistent with the goals and recommendations of the Borough's Future Land Use Plans.

SECTION 701 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no others:

A. Uses Permitted By Right

1. All uses permitted by right in the R-2 Medium Density Residential District.
2. Public recreation.
3. Temporary community event (reference Section 1202.F4).

B. Uses Permitted by Special Exception

All uses permitted by Special Exception in the R-2 Medium Density Residential District except that major home occupations shall not be permitted in a manufactured home park.

C. Conditional Use

1. Manufactured Home Park (reference Section 1202.A3).
2. Life Care Facility (reference Section 1202.A4).

SECTION 702 AREA AND BULK REGULATIONS

A. Manufactured Home Park

In accordance with the standards of Article XII, Use Regulations.

B. Life Care Facility

In accordance with the standards of Article XII, Use Regulations.

C. Single-Family Detached Dwelling

The Area and Bulk Regulations of Section 502.A shall apply.

D. Two-Family Dwellings

The Area and Bulk Regulations of Section 502.B shall apply.

E. Any Other Principal Structure or Use

The Area and Bulk Regulations of Section 502.A shall apply.

SECTION 703 HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height, provided that such height limit may be increased to a maximum of forty-five (45) feet, when one (1) additional foot of side yard setback is provided for each one (1) foot increase in height.

SECTION 704 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the PN Planned Neighborhood District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.

SECTION 2. This Ordinance shall take effect immediately.

SECTION 3. All Ordinances or parts of ordinances inconsistent herewith are hereby repealed.

ORDAINED AND ENACTED this 2nd day of January , A.D. 1996.

BOROUGH OF SPRING CITY

ATTEST:

By: Paul Kocher
PAUL KOCHER, Borough Council
President

Dennis Ritterhouse
Secretary

EXAMINED AND APPROVED this 2nd day of January , A.D. 1996.

Timothy W. Hoyle
TIMOTHY W. HOYLE, Mayor

ORDINANCE NO. 481

AN ORDINANCE AMENDING AN ORDINANCE KNOWN AS THE SPRING CITY BOROUGH 1995 ZONING ORDINANCE (ORDINANCE NO. 406, ADOPTED MAY 1, 1995, AS AMENDED).

BE IT ENACTED by the Borough Council of Spring City, Pennsylvania, and it is hereby ordained by the same as follows:

SECTION ONE: All references in the Spring City Borough 1995 Zoning Ordinance to the Federal Insurance Administration (FIA) shall be changed to Federal Emergency Management Agency (FEMA). All references to the Department of Community Affairs, Bureau of Community Planning, shall be changed to the Department of Community and Economic Development. All references to the Department of Environmental Resources, Bureau of Dams and Waterway Management shall be changed to the Department of Environmental Protection, Regional Office. All references to National Geodetic Vertical Datum of 1929 shall be changed to 1988.

SECTION TWO: The following Definitions in Section 201 are hereby added and/or amended as follows:

Basement. A space having one-half (1/2) or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than six and one-half (6.5) feet. A basement shall be counted as a story for the purpose of height measurements or the determination of square footage or floor area.

Building. Any combination of materials to form a permanent structure having walls and a roof, whether assembled on the premises or not. Buildings may be classified in the following configurations:

- a. Detached. A building which shares no party wall.
- b. Semi-detached. A building which shares only one (1) party wall in common with an abutting building.
- c. Attached. Any building which houses at least one unit that shares two (2) or more party walls in common with abutting buildings.
- d. Manufactured Home. All manufactured homes and trailers to be used for human habitation.

Completely Dry Space. A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

Development. Any man-made changes to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures, the placement of manufactured homes, storage of equipment or materials, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations and the subdivision of land.

Essentially Dry Space. A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

Floodway. The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For purposes of this Ordinance, a floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.

Historic Structure. Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary

of the Interior as meeting the requirements for individual listing on the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior, or

(2) Directly by the Secretary of the Interior in states without approved programs.

Identified Floodplain Area. The floodplain area specifically identified in this Ordinance as being inundated by the one hundred (100) year flood.

Lowest Floor. The lowest floor of the lowest fully enclosed area (including basement). An unfinished or flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this Ordinance.

Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent

foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

Minor Repair. The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer drain, drain leader, gas, oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

New Construction. Structures for which the start of construction commenced on or after February 2, 1980, and includes any subsequent improvements thereto.

One Hundred Year Flood. A flood that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a one [1] percent chance of occurring each year, although the flood may occur in any year).

Person. An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties."

Regulatory Flood Elevation. The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 ½) feet.

Repetitive Loss. Flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such

flood event, on average, equals or exceeds 25 percent of the market.

Structure. Anything constructed or erected on the ground or attached to the ground including, but not limited to buildings, sheds, manufactured homes, and other similar items.

This term includes any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to land.

Substantial Damage. Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent or more of the market value of the structure before the damage occurred.

Substantial Improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" (or "repetitive loss") regardless of the actual repair work performed. The term does not, however, include either:

a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Uniform Construction Code (UCC). The statewide building code adopted by the Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and

Industry. Applicable to residential and commercial buildings, The Code adopted The International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable with the Commonwealth floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.

SECTION THREE: Section 1102 A. is hereby amended by adding subparagraph 4 to read as follows: "4. The identified floodplain area shall be those areas of Spring City Borough, Chester County, which are subject to the one hundred (100) year flood, as identified in the Flood Insurance Study (FIS) dated September 29, 2006 and the accompanying maps as prepared by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study."

SECTION FOUR: Section 1106 J is hereby amended by deleting the present section and inserting the following:

"J. Enclosed Space Below the Lowest Floor

1. Fully enclosed space below the lowest floor (including basement) is prohibited.

2. Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of flood waters for the purpose of equalizing hydrostatic forces on exterior walls. The term 'partially enclosed space' also includes crawl spaces. Designs for meeting this requirement must either be certified by a registered professional engineer or

architect, or meet or exceed the following minimum criteria:

a. a minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space;

b. the bottom of all openings shall be no higher than one (1) foot above grade;

c. openings may be equipped with screens, louvers, etc. or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

3. Consideration may be given to the requirements of 34 PA Code (Chapters 401-405, as amended) and the 2003 IRC (Secs. R323.2.2 and R323.1.4) and the 2003 IBV (Secs. 1612.4, 1612.5, 12.02.3.2 and 1203.3.3)."

SECTION FIVE: Section 1106 Q is hereby added as follows:

"Q. Uniform Construction Code Coordination

The Standards and Specifications contained in 34 PA Code (Chapters 401-405), as amended, and not limited to the following provisions, shall apply to the above and other sections and sub-sections of this Ordinance, to the extent that they are more restrictive and/or supplement the requirements of this Ordinance.

International Building Code (IBC) 2003 or the latest edition thereof: Secs. 801, 1202, 1403, 1603, 1612, 3402, and Appendix G.

International Residential Building Code (IRC) 2003 or the latest edition thereof: Secs. R104, R105, R109, R323, Appendix AE101, Appendix E and Appendix J."

SECTION SIX: Section 1108 is hereby amended by adding subparagraph D to read as follows:

"D. Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of 'repetitive loss' shall be undertaken only in full compliance with the provisions of this Ordinance."

SECTION SEVEN: Section 1110 C.1. is hereby amended by adding the words "including address" after the words "Site location" in subparagraph d, and adding the words "including a breakout of the flood-related cost and the market value of the building before the flood damage occurred" after the words "estimated cost" in subparagraph f.


SECTION EIGHT: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.


SECTION NINE: This Ordinance shall take effect immediately.

ORDAINED AND ENACTED THIS 2nd DAY OF OCTOBER, 2006.

BOROUGH OF SPRING CITY

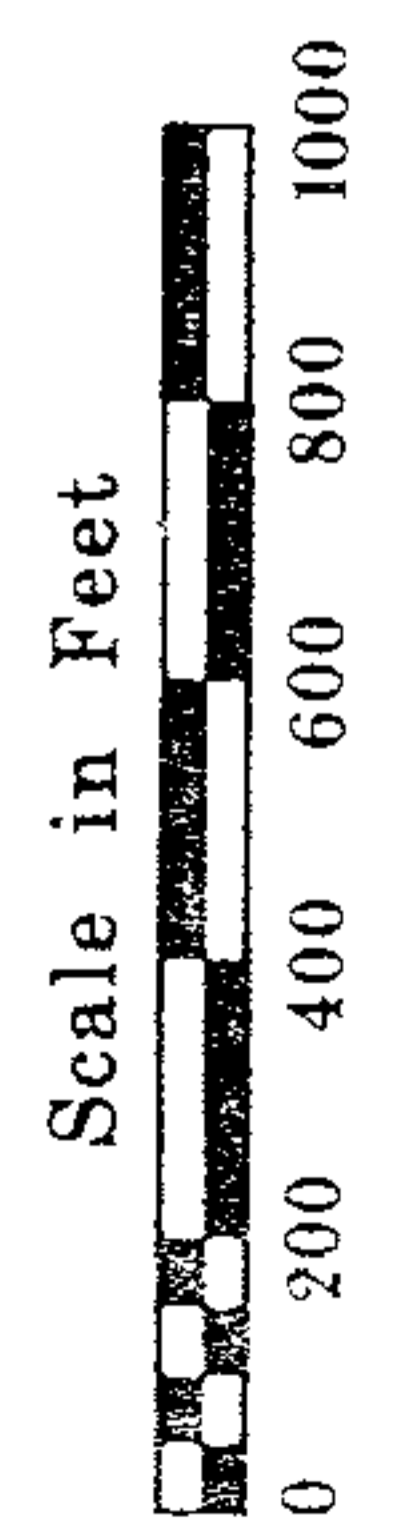
Attest:


Dennis Rittenhouse, Administrator


Ralph G. Trego, III, President
Borough Council

Examined and approved by the Mayor this 2nd day of October, 2006.


Michael A. Weiss, Mayor



- R-1** Low Density Residential
- R-2** Medium Density Residential
- R-3** High Density Residential
- PN** Planned Neighborhood
- DC** Downtown Commercial
- GC** General Commercial
- I** Industrial

The Flood Hazard District shall be those areas of the Borough identified as being subject to the one-hundred (100) year flood in the Flood Insurance Study dated September 16, 1980 and accompanying maps dated March 16, 1981 prepared for the Borough by the Federal Emergency Management Agency, or the most recent revision thereof.

Prepared by the Chester County Planning Commission, 1995.

Zoning Map

Spring City Borough, Chester County, Pennsylvania

