



CITY COUNCIL

SALDO Public Hearing & Committee of the Whole

Monday, March 15, 2021

5:00 pm

Virtual Meeting
Council Chambers
Agenda

Under the current COVID-19 Declaration of Emergency the public is prohibited from attending the Committee of the Whole meeting. This meeting can be viewed LIVE on the City's website while the meeting is taking place or at any time at <https://www.readingpa.gov/content/city-council-video>.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://readingpa.zoom.us/j/96177044135?pwd=eHZqS05KV05nVDk0S1FiZ1prTzhLQT09>

Passcode: 970856

Or iPhone one-tap:

+13126266799,,96177044135#,,,,*970856# US (Chicago)

+16465588656,,96177044135#,,,,*970856# US (New York)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 961 7704 4135

Passcode: 970856

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|------|---|----------------|
| I. | SALDO Public Hearing | 30 mins |
| | <i>Ordinance attached</i> | |
| II. | Parking Study | 30 mins |
| III. | Tyler Technologies Software Demo | |

Drafted by: Planning Division
Sponsored/Referred by: Planning Commission
Introduced on: March 8, 2021
Advertised on: March 1 & 8, 2021

Bill No. _____ - 2021

AMENDING THE CITY OF READING CITY CODE CHAPTER 515, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

WHEREAS the Pennsylvania Municipalities Planning Code, Article V, authorizes the governing body to enact, amend and repeal the subdivision and land development ordinance to regulate subdivisions and land developments of the City of Reading;

NOW THEREFORE, it is hereby ordained by the City of Reading, City Council, Berks County, Commonwealth of Pennsylvania, and it is hereby enacted by authority of same as follows:

The City of Reading Codified Ordinances Chapter 515, Subdivision and Land Development Ordinance is amended as follows:

1. Section 515-105, entitled "Jurisdiction and application," is amended to replace the existing language in Subsection C

~~C. This chapter shall apply to all subdivisions of land, as defined herein, located wholly or partially within the corporate limits of the City of Reading.~~

With the following:

C. This chapter shall apply to all subdivisions, re-subdivisions, annexations, developments and/or land developments, as defined herein, located wholly or partially within the corporate limits of the City of Reading.

2. Section 515-105 is amended to add the following Subsection H:

H. All references to the "City" or "City of Reading" within this Chapter shall apply to: the area or corporate limits of the City of Reading; the governing body or commission designated by the City of Reading; the department or administrator designated by the City of Reading; and/or as designated by the City of Reading Code of Ordinances.

3. In Section 515-202, entitled “Meaning of specific words,” the definition of “City” is amended to replace the existing language

~~CITY—The City of Reading, Pennsylvania.~~

With the following:

CITY or CITY OF READING—All references to the “City” or “City of Reading” within this Chapter shall apply to: the area or corporate limits of the City of Reading; the governing body or commission designated by the City of Reading; the department or administrator designated by the City of Reading; and/or as designated by the City of Reading Code.

4. In Section 515-202, entitled “Meaning of specific words,” the definition of “Resubdivision” is amended to replace the existing language

~~RESUBDIVISION—A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or an area reserved thereon for public use or any lot line, or if it affects any map or plan legally recorded prior to the adoption of this regulation controlling subdivisions.~~

With the following:

RESUBDIVISION or REVISED PLAN OF RECORD – Any revision, replatting or resubdivision of land that includes changes to the most recently approved final and recorded plan, or other change that modifies any street layout on such map or an area reserved thereon for public use; any lot line; or any map or plan legally recorded prior to the adoption of this regulation controlling subdivisions.

5. Section 515-202, entitled “Meanings of specific words,” is further amended to add the following definitions:

ANNEXATION: A subdivision, the sole purpose of which is to consolidate one or more lots or parcels with an adjacent lot or parcel, resulting in a single lot or parcel of land.

COMPREHENSIVE PLAN - A plan adopted by the City of Reading, which has been prepared and adopted in accordance with the provisions that are specified by the Pennsylvania Municipalities Planning Code.

MASTER PLAN - A plan providing specific emphasis on land use, zoning, housing, historic preservation, cultural resources, natural features, environmental or ecological resources, community development, corridor or streetscape enhancement,

economic development, redevelopment or revitalization, parks and recreation, open space, parking, pedestrian or bicycle circulation, transportation, airports, education, libraries, health care, sanitary sewage disposal, water supply, utilities, conservation management, stormwater management, flood protection, scenic resources, tourism, solid waste management, recycling, emergency management services and/or other community issues. A Master Plan may include, promote, incorporate or implement specific elements of the “Comprehensive Plan.”

MINOR LAND DEVELOPMENT—The construction, expansion or redevelopment of a building that is not more than 2,500 square feet of gross floor area; where the area of disturbance is less than 5,000 square feet of land area; the property includes a change of use with minimal site improvements; not involving any new street or road or the extension of municipal facilities, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Master Plan, Official Map, Chapter 600, Zoning, or this chapter.

PLAN, PRELIMINARY/FINAL—A complete and exact subdivision or land development plan, including all required supplementary data, identified as such with the title “Preliminary/Final Plan,” prepared for official recording as by statute, to define property rights and proposed streets or other improvements, wherein the required to submit separate Preliminary and Final Plans has been waived by the Planning Commission.

6. Section 515-303, entitled Submission of a sketch plan, is amended to replace the existing language in Subsections C and D

~~C. Twelve (12) black-on-white or blue-on-white copies of the sketch plan, together with an application for classification of sketch development plan and an electronic copy, shall be submitted to the Secretary of the Planning Commission or the Planning Director.~~

~~D. Submission of a subdivision sketch plan shall not constitute official submission of a plan to the Planning Commission.~~

With the following:

C. The Sketch Plan Application shall be submitted to the City of Reading and shall include: four (4) hard copies and one electronic copy of the plan in PDF format, or such number and format as the City may require; the application form; and filing

fee. The Sketch Plan shall be considered as an informal submission for discussion between the applicant, the Planning Commission, and City staff.

D. Submission of a Sketch Plan involving subdivisions, re-subdivisions, developments and/or land developments, as defined herein, shall not be considered as an official submission of a plan to the Planning Commission.

7. The heading of Section 515-304, now entitled "Submission of a preliminary plan for major subdivision only," is amended to read "Submission of a preliminary plan."
8. Section 515-304, Subsection A, is amended to remove the phrase "of a proposed major subdivision":

A. The initial plan of a proposed major subdivision officially submitted to the Planning Commission shall, if it meets all applicable requirements, be considered a preliminary plan.

9. Section 515-304 is amended to replace the existing language in Subsections C and D

~~C. Preliminary plans and all necessary supporting data, in hard copy and in electronic form, shall be submitted at least 14 working days in advance of the meeting at which Planning Commission consideration is requested.~~

~~D. Official submission of a preliminary plan to the City shall include:~~

~~—(1) Submission of a completed application for review of the preliminary subdivision plan.~~

~~—(2) Submission of 12 black on white or blue on white prints on paper of the preliminary plan and an electronic copy, which shall fully comply with § 515-402 and Part 5. In addition, one additional print of the preliminary plan shall be submitted in each of the following circumstances:~~

~~—(a) Whenever the property being subdivided abuts a state legislative route.~~

~~—(b) Whenever on-site sanitary sewage disposal facilities are proposed for use on the property being subdivided.~~

~~—(c) Whenever a proposed subdivision is located in or adjacent to more than one municipality.~~

~~—(3) Submission, if on-site sewage disposal and/or soil percolation tests are required, of three fully completed copies of the subdivision sewage disposal report in hard and electronic form.~~

~~—(4) Submission of one copy of all other required information and plans in hard and electronic form.~~

With the following:

C. Preliminary plans and all necessary supporting data shall be submitted in a hard and electronic form in accordance with the submission requirements and deadlines set forth by the City of Reading.

D. The Preliminary Plan Application shall be submitted to the City of Reading and shall include: six (6) hard copies of all plan sheets; two (2) hard copies of all technical reports; one (1) copy of the application form; the filing fee; and a complete electronic copy in PDF format of any application, plan, report, or other documentation; or such number and format as the City may require. The Preliminary Plan shall be considered as a formal submission to the City of Reading in accordance with the provisions specified by the Pennsylvania Municipalities Planning Code.

10. Section 515-304 is amended to replace the existing language in Subsection G

~~G. Distribution of preliminary plan. The Planning Director or his representative shall refer the preliminary plan to the following:~~

~~—(1) Two copies of the preliminary plan and one copy of the County's application for review of the preliminary subdivision plan to the County Planning Commission with an accompanying letter requesting the County Planning Commission to review the plan as a preliminary submission for a major subdivision.~~

~~—(2) One copy to each member of the City Planning Commission, including one copy of the application form and other required reports.~~

~~—(3) One copy to the Director of Public Works. [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—(4) One copy to the Zoning Administrator.~~

~~—(5) One copy to the Berks County Soil and Water Conservation District when, in the opinion of the Planning Commission, erosion and sediment controls may be needed.~~

~~—(6) One copy to the Pennsylvania Department of Environmental Protection. [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—(7) One copy to the Sewage Enforcement Officer whenever on-site sewage disposal facilities are proposed for use on the property being subdivided or developed.~~

With the following:

G. The submission of a Preliminary Plan, as defined herein, shall be initially reviewed by the City of Reading to determine if it is administratively complete and to confirm that the application has been submitted by the applicant to the Berks County Planning Commission, along with any required fee, before it is formally accepted by the City Planning Commission for further review and consideration. Additional

copies of the Preliminary Plan may be required by the City of Reading or agencies with jurisdiction.

11. Section 515-305, entitled "Review of preliminary plan," is amended to replace the existing language in Subsection D

~~D. Review by City Planning Commission. When a preliminary plan has been officially submitted, such plan shall be placed on the agenda of the Planning Commission for review, provided that such official submission has occurred no less than 14 working days prior to such regular meeting.~~

With the following:

D. Preliminary plans and all necessary supporting data shall be submitted in a hard and electronic form in accordance with the submission requirements and deadlines set forth by the City of Reading.

12. Section 515-307, entitled "Submission of final plan," first subsection, is amended to add a subsection letter ("A") and is further amended as follows:

~~A. Within 12 months after approval of the sketch plan for a minor subdivision or of the preliminary plan for a major subdivision, a final plan and all necessary supplementary data shall be officially submitted for final review directly to the Director of Community Development or his designee by the subdivider or his representative authorized in writing to submit the plan.~~ ***he sketch plan for a minor subdivision or of the preliminary plan for a major subdivision, a Preliminary Plan, as defined herein, the applicant or authorized representative shall submit a Final Plan, as defined herein, to the Planning Commission in accordance with the requirements of this Section.*** An extension of time may be granted by the City Planning Commission and the County Planning Commission upon written request by the ***applicant or representative*** subdivider or his representative. Final plans submitted after this expiration of time for which no time extension has been granted ~~may~~ ***shall*** be considered as a new preliminary plan.

13. Section 515-307 is amended to replace the existing language in Subsections D and E

~~D. Final plans and all necessary supporting data shall be submitted in hard and electronic form at least 14 working days in advance of the meeting at which the City Planning Commission approval is requested.~~

~~E. Official submission of a final plan to the City shall include:~~

~~—(1) Submission of a completed application for review of final subdivision plan.~~

~~—(2) For a major subdivision, submission of twelve (12) black on white or blue on white paper prints in hard and electronic form, one linen and one Mylar copy of the final plan which is in full compliance with § 515-403.~~

~~—(3) For minor subdivision, submission of twelve (12) black on white or blue on white paper prints in hard and electronic form, one linen and one Mylar copy of the final plan which is in full compliance with § 515-403.~~

~~—(4) Submission of one copy of all other required information and plans.~~

With the following:

D. Final plans and all necessary supporting data shall be submitted in a hard and electronic form in accordance with the submission requirements and deadlines set forth by the City of Reading.

E. The Final Plan Application shall be submitted to the City of Reading and shall include: six (6) hard copies of all plan sheets; two (2) hard copies of all technical reports; one (1) copy of the application form; the filing fee; and a complete electronic copy in PDF format of any application, plan, report, or other documentation, or such number and format as the City may require. The Final Plan shall be considered as a formal submission to the City of Reading in accordance with the provisions specified by the Pennsylvania Municipalities Planning Code.

14. Section 515-307 is amended to replace the existing language in Subsections G and H

~~—G. Distribution of final plan, major subdivision. The Director of Community Development or his representative shall refer the final plan for a major subdivision to the following: [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—(1) Black on white or blue on white paper copies, one linen and one Mylar copy of the plan and one copy of the City's final application form and other required documents to each member of the City Planning Commission.~~

~~—(2) One copy to the Director of Public Works.~~

~~—(3) One copy to the Zoning Administrator.~~

~~H. Distribution of final plan, minor subdivision. The Community Development Director or his representative shall refer the final plan for a minor subdivision to the following: [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—(1) Two paper copies of the final plan and one copy of the County's application for review of the final plan to the County Planning Commission with~~

~~an accompanying letter requesting the County Planning Commission to review the plan as a final submission for a minor subdivision.~~

~~—(2) Black on white or blue on white paper copies, one linen and one Mylar copy and one copy of the City's final application form and other required documents to each member of the City Planning Commission.~~

~~—(3) One copy to the Director of Public Works.~~

~~—(4) One copy to the Zoning Administrator.~~

With the following:

G. The submission of a Final Plan, as defined herein, shall be initially reviewed by the City of Reading to determine if it is administratively complete and to confirm that the application has been submitted by the applicant to the Berks County Planning Commission, along with any required fee, before it is formally accepted by the City Planning Commission for further review and consideration. Additional copies of the Final Plan may be required by the City of Reading or agencies with jurisdiction.

H. The Final Plan shall be reviewed and approved by the City Planning Commission and County Planning Commission in accordance with the provisions established by the City of Reading and the Pennsylvania Municipalities Planning Code. Unless otherwise required by the City of Reading, the approved Final Plan including all plan sheets and agreements shall be recorded with the Berks County Recorder of Deeds.

15. Section 515-308, entitled "Review of final plan," is amended to replace the existing language in Subsection B, "Review by the City Planning Commission," paragraphs (1) and (2)

~~(1) Within 14 working days after official submission of a final plan for a major or minor subdivision, the staff of the City Planning Commission, including the Director of Community Development, shall review the plan for its conformance with this section and § 515-403.~~

~~—(2) The Director of Community Development shall place the plan on the agenda of the City Planning Commission for review at its next scheduled meeting, providing that the official submission has occurred no less than 14 working days prior to such scheduled meeting.~~

With the following:

(1) Upon receipt of an official submission of a Final Plan, as defined herein, the City shall review the plan for its conformance with this section and Section 515-403 and shall notify the applicant in writing upon a determination that the submission is complete.

(2) Upon determining that the submission is complete, the City shall schedule the matter for a meeting before the Planning Commission.

16. Section 515-312, entitled "Plans exempted from standard procedures," is added to include the following provisions:

§ 515-312. Plans exempted from standard procedures.

A. Annexation Plans: Where the sole purpose of the proposed plan is to annex one or more lots or parcels to an adjacent lot or parcel, the applicant shall comply with the following procedures:

- (1) A preliminary/final plan shall be submitted and reviewed in accordance with the provisions specified under Sections 515-307 and 515-403 of this Chapter.*
- (2) The proposed annexation plan shall indicate that the purpose of the plan is for annexation purposes only and that no new building lots are proposed as a result of the annexation plan.*
- (3) Where appropriate, the lots or parcels of land affected by the annexation shall be joined as a common deed and new deed descriptions shall be prepared for recording purposes.*

B. Revised Plan of Record: Any revision, replatting or resubdivision of land that includes changes to the most recently approved final and recorded plan shall be considered a Revised Plan of Record and shall be prepared in accordance with the following procedures:

- (1) A Preliminary/Final Plan shall be submitted and reviewed in accordance with the provisions specified under Sections 515-307 and 515-403 of this Chapter.*
- (2) Lot line revisions from those on the approved final and recorded plan may be considered, provided that in making such revisions: no lot or tract of land shall be created or sold pursuant to this Subsection that does not comply with the minimum lot area or lot width required by Chapter 600, Zoning; the easements or rights-of-way shall not be changed; the street locations and block sizes shall not be changed; no lot or tract of land shall be created that does not have proper access or abut an existing or proposed street; the area devoted to open space and recreational areas shall not be reduced.*
- (3) The revised plan of record shall specifically identify that this plan shall supersede the previously approved final and recorded plan.*

C. Minor Subdivision Plans: Where the sole purpose of a plan is to create a Minor Subdivision with five (5) or fewer residential lots containing one (1) principal building per lot, with minor improvements or related impacts, a Minor Subdivision Plan shall be prepared in accordance with the following procedures:

- (1) *The applicant shall meet with the assigned staff members and any appointed consultants designated by the City of Reading to determine if the application qualifies as a Minor Subdivision.*
 - (2) *A Preliminary/Final Plan shall be submitted and reviewed in accordance with Sections 515-307 and 515-403 of this Chapter.*
- D. Minor Land Development Plans: Where the sole purpose of the plan is to develop a lot or tract of land with minor improvements or related impacts, a Minor Land Development Plan shall be prepared in accordance with the following procedures:*
- (1) *The applicant shall meet with the assigned staff members and any appointed consultants designated by the City of Reading to determine if the land development plan qualifies as a Minor Land Development.*
 - (2) *A Minor Land Development plan may be considered provided that: the development of a property involves the construction, expansion or redevelopment of a building that is not more than 2,500 square feet of gross floor area; the area of disturbance is less than 5,000 square feet of land area; any change of use will require minimal site improvements; the project does not involve any new street or road or the extension of municipal facilities, will not adversely affect the remainder of the parcel or adjoining properties, and will not conflict with any provision or portion of the Master Plan, Official Map, Chapter 600, Zoning, or this Chapter.*
 - (3) *A Minor Land Development plan may be waived provided that: the development of a property is less than 800 square feet; the expansion of the existing building does not exceed more than five (5) percent of the total existing gross floor area; the development is connected to sanitary sewage disposal facilities and water supply facilities with adequate capacities; the existing building complies with the dimensional requirements of Chapter 600, Zoning; and there will be no adverse impacts to the remainder of the parcel or adjoining properties.*
 - (4) *If the development qualifies as a Minor Land Development, a Preliminary/Final Land Development Plan shall be submitted and reviewed in accordance with Sections 515-307 and 515-403 of this Chapter.*
- E. Special Zoning Approvals: The Planning Commission or its representative shall review applications that are required, pursuant to the written conditions of a decision granting a zoning variance, special exception or conditional use, to be reviewed for compliance with the provisions of this Chapter; applications that are required to be reviewed by the Planning Commission pursuant to Chapter 600, Zoning; or other applications that are referred to the Planning Commission by the Zoning Administrator.*
- F. Preliminary/Final Plan Applications: All plans that qualify as "exempted from standard procedures" may be submitted as a Preliminary/Final Plan to the City of Reading. The applicant or developer shall be responsible for all plan requirements and shall submit to the City of Reading the required fees for a preliminary plan or final plan, whichever is greater.*

G. Major Plans: All applications that exceed the parameters established by this section shall be classified as "major plans" and shall be subject to the provisions of this Chapter.

17. Section 515-313, entitled "Conditional Approval," is added to include the following provisions:

§ 515-313. Conditional plan approval.

- A. The Planning Commission may consider the approval of a Final or Preliminary/Final Plan with conditions, which shall be incorporated into the motion of approval or resolution. All such conditions of approval shall reference the applicable section of this Chapter.*
- B. All conditions of final plan approval, including any required approvals or permits from other agencies having jurisdiction, shall be capable of being resolved within ninety (90) days from the date of municipal approval by the City Planning Commission.*
- C. The Planning Commission shall designate or authorize representatives of the Planning Commission and/or staff members to determine if the conditions of approval have been properly satisfied, as stipulated by the Planning Commission. A report verifying that the conditions of final plan approval have been satisfied shall be presented to the Planning Commission.*
- D. The Planning Commission shall not release the approved plan until the conditions of approval have been resolved to the satisfaction of the City of Reading. Unless otherwise required by the City of Reading, the approved Final Plan including all plan sheets and agreements shall be recorded with the Berks County Recorder of Deeds.*

18. Section 515-314, entitled "Supporting agencies," is added to include the following provisions:

Section 515-314. Support agencies

- A. All applications for subdivision or land development shall be subject to the review and approval of any department, organization or agency affiliated with the City of Reading.*
- B. All applications for subdivision or land development shall be generally consistent with all pertinent plans, studies and reports that have been adopted by the City of Reading. If a conflict does exist, the Planning Commission shall consider reasonable alternatives or prescribe remedies to resolve the conflict.*
- C. All applications for subdivision or land development shall be subject to the review and approval of any county, state or federal agency with jurisdiction. The applicant or developer shall be responsible for all applications, fees, permits and*

approvals that may be required by other agencies. This review and approval process shall be completed to the satisfaction of the Planning Commission prior to municipal approval.

19. The heading of Section 515-402, now entitled "Preliminary plans for major subdivision," is amended to read "Preliminary plans."

20. Section 515-402 is amended to replace the existing language in Subsection A

~~A. The preliminary plan of a proposed subdivision shall be clearly and legibly drawn to a scale of one inch equals 50 feet, except that:~~

~~(1) If the average size of the proposed lots in the subdivision is five acres or larger, the plan may be drawn to a scale of one inch equals 100 feet.~~

~~(2) If the subdivision proposes lots with an average frontage of less than 50 feet each, the plan may be drawn to a scale of one inch equals 20 feet.~~

~~(3) The original drawing and all submitted prints thereof shall be made on a sheet size, as listed herein, which is appropriate for the scale chosen.~~

~~(a) Eighteen inches by twenty four inches.~~

~~(b) Twenty four inches by thirty six inches.~~

~~(c) Thirty six inches by forty eight inches.~~

With the following:

A. Preliminary plan applications shall be subject to the following drafting or general layout standards:

(1) The preliminary plan shall be clearly and legibly drawn to a scale of one (1) inch equals fifty (50) feet, except under the following conditions:

(a) The plan may be drawn at a scale of one (1) inch equaling one hundred (100) feet if the average size of the proposed lots within the subdivision is five (5) acres or larger.

(b) The plan may be drawn at a scale of one (1) inch equaling twenty (20) feet if the frontage or average frontage or lot width is less than fifty (50) feet.

(c) The plan may be prepared at a scale ranging between one (1) inch equaling twenty (20) feet and one (1) inch equaling fifty (50) feet if the applicant can sufficiently demonstrate that the scale is necessary to depict the amount of detail required by this Chapter while conforming with the provisions for permitted sheet sizes.

(d) Alternate plan scales that may include a range between one (1) inch equaling twenty (20) feet to one (1) inch equaling one hundred (100) feet shall be subject to the review and approval of the Planning Commission.

- (2) *The plan and all submitted prints shall be made on sheets no smaller than twenty-four (24) inches by thirty-six (36) inches and no greater than thirty (30) inches by forty-two (42) inches.*

21. Section 515-402, Subsection D, paragraph 14 is amended as follows:

(14) ~~Location and elevation of the datum to which contour elevation refers to City datum. elevations refer.~~ *The datum used shall be from a known source or established benchmark that is acceptable to the City of Reading.*

22. Section 515-405, entitled "Impact studies," is added to include the following provisions:

§ 515-405. Impact studies.

- A. If required by the Planning Commission, the applicant shall prepare and submit the following relevant reports with the preliminary or final plan application:
 - (1) *Environmental Impact Assessment Report*
 - (2) *Community and Fiscal Impact Assessment Report*
 - (3) *Traffic Impact Assessment Report*
 - (4) *Parking and Loading Impact Assessment Report*
 - (5) *Park and Recreation Impact Assessment Report**
- B. The required impact studies that are relevant to the plan application shall document the existing conditions and the proposed impacts that should be considered as a result of the development being built or implemented over a 5-year implementation period. The report shall include recommendations and conclusions on how impacts and implications associated with the development shall be overcome.*
- C. If required by the Planning Commission, the applicant or developer shall meet with local or regional agencies in order to assess: zoning and land use; historic and cultural resources; environmental features, ecological habitats; community facilities, emergency management services; utilities; flooding; stormwater management; pedestrian circulation; public transportation; parking and loading; and transportation. If appropriate, the plan should address the community development objectives within the City of Reading.*
- D. The applicant may offer a financial contribution in order to offset community related impacts or improvement costs that are relative to a neighborhood, municipal or regional project. All such contributions shall be made to implement the action plans for community planning and development that have been adopted by the City of Reading. The validity of the contributions shall be reviewed by the legal staff or consultants representing the City of Reading.*

23. Section 515-406, entitled "As-built plans or improvement plans," is added to include the following provisions:

§ 515-406. As-built plans or improvement plans

- A. Upon the completion of all site improvements required by the approved final plan and subsequent improvements agreement, the applicant or any successor of interest to the applicant, shall supply the City of Reading with a complete set of as-built plans or improvement plans for the entire tract showing all lot lines as deeded and all surface and subsurface improvements as actually constructed for the development.*
- B. Unless otherwise permitted by the City of Reading, the as-built plans or improvement plans shall be prepared at the same scale as the approved final plan. The applicant or any successor of interest shall meet with the authorized representatives of the City of Reading to discuss the requirements for the as-built plan or improvement plan.*
- C. The as-built plans shall be made on plan sheets no smaller than twenty-four (24) inches by thirty-six (36) inches and no greater than thirty (30) inches by forty-two (42) inches. The plan sheets shall be scanned and provided to the City of Reading as a PDF or other acceptable electronic format.*
- D. The applicant or any successor of interest to the applicant shall submit the as-built plans or improvement plans to the City of Reading for review and consideration prior to the acceptance of any municipal improvements within the development. The as-built plan or improvement plan shall accurately depict all features and site improvements, including: street cartway, turning lanes and rights-of-way; curbs, sidewalks, crosswalks and handicapped ramps; driveways and curb cuts; street monuments and property markers; sanitary sewage disposal facilities; water supply facilities; public utilities; stormwater management facilities; erosion and sedimentation control facilities; street lights, traffic control signs, street signs and streetscape improvements; parks and recreation facilities; common open space; principal and accessory building; lot lines; street addresses; parking and loading areas; landscaping, street trees and buffer yards; easements and right-of-ways; and other additional information required by the City of Reading.*
- E. The City of Reading shall review the as-built plans to determine if they are complete and acceptable. Upon determining that the as-built plans are acceptable, the applicant or developer shall provide the City of Reading with three (3) paper*

copies and a PDF or other electronic format that is acceptable to the City of Reading.

24. Section 515-505, entitled "Sanitary sewage disposal," is amended to replace the existing language

~~A. Each property shall connect with an approved sewer system, if accessible. Where the sewer is not yet accessible, the subdivider shall install sewer lines, including lateral connections, as may be necessary to provide adequate service to each lot when connection with the sewer system is made. The sewer lines shall be suitably capped at the limits of the subdivision, and the laterals shall be capped at the street curbline. When capped sewers are provided, on-site disposal facilities shall also be provided. The Planning Commission shall prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high groundwater, flooding or unsuitable soil characteristics. The Planning Commission may require that the developer note on the face of the plat and in any deed of conveyance that soil absorption fields are prohibited in designated areas. [Amended 9-20-1978 by Ord. No. 35-1978]~~

~~—B. All sanitary sewer systems located in flood-prone areas, whether public or private, shall be floodproofed up to a point one foot above the one-hundred-year flood elevation.~~

~~—C. The subdivider shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of desirability:~~

~~—(1) Public sanitary sewer and treatment plant system.~~

~~—(2) Community subsurface sanitary sewer system with a temporary sewage treatment plant.~~

~~—(3) Capped sewers with temporary approved on-site facilities.~~

~~—D. Septic tank with tile field or such other special system as may be approved by the Pennsylvania Department of Environmental Protection. [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—E. Where on-site sanitary sewage disposal facilities are to be utilized, each lot so served shall be of a size and shape to accommodate the necessary subsurface sewage disposal system at a safe distance from and at a lower elevation than the proposed building(s), in accord with Title 25, Pennsylvania Code, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Protection. Installation shall be inspected and approved in writing by the Director of Public Works with all costs of the inspection to be reimbursed to the City by the subdivider. [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—F. All lots which cannot be connected with a live public or live community sanitary sewage disposal system at the time of construction of a principal building shall be provided with an on-site sanitary sewage disposal system consisting of a~~

~~treatment tank with a subsurface absorption area, and which shall, as a minimum requirement, meet the design standards of Title 25, Pennsylvania Code, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Protection. [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~—G. If on-site sanitary sewage disposal facilities are to be utilized, the Planning Commission may require that the subdivider submit an economic feasibility report if the Planning Commission considers that such facilities are not the highest type consistent with existing physical, geographical and geological conditions. Such report shall compare the cost of providing such facilities and the cost of providing such higher type of facility(ies) as per Subsection E hereof.~~

~~—H. Two copies of an accurate sketch of on-site facilities shall be provided for the Sewage Enforcement Officer and the Director of Public Works, showing the location of all important features including pipe size, the run of the various pipes, the location of tile fields, location of vents and cleanouts for septic tanks and septic tank capacity.~~

With the following:

- A. As part of all subdivision and land development plan applications, the applicant shall develop a plan for the collection, conveyance and treatment of wastewater considering the following criteria:***
- (1) The plan for sewage disposal shall be consistent with the most recent plans and ordinances that have been adopted by the City of Reading and with the provisions of the Pennsylvania Sewage Facilities Act (PA Act 537, as amended).***
 - (2) The plan for sewage disposal shall consider the recommendations pertaining to land use, sewage disposal and water supply, as may be contained within the Sewage Facilities Plan (Act 537 Plan) and/or Comprehensive Plan.***
 - (3) The plan for sewage disposal shall be consistent with all provisions specified and adopted by the City of Reading or other authorities with jurisdiction.***
 - (4) The plan for sewage disposal shall be consistent with all pertinent design requirements specified by the Pennsylvania Department of Environmental Protection.***
 - (5) The plan for sewage disposal shall be prepared to consider all pertinent local, regional, state and federal permitting requirements.***
- B. All proposed land uses that are located within a designated sewer service district or planned growth area shall be required to connect to the municipal sanitary sewage disposal system subject to the following provisions:***
- (1) The Planning Commission shall not approve a subdivision or land development plan unless the City of Reading has reviewed such plan and***

determined that proposed sanitary sewer improvements are adequate and that any permits for the sanitary sewer improvements have been issued by the agencies with jurisdiction.

- (2) Unless otherwise permitted or required by the City of Reading, all proposed sanitary sewer improvements shall be located, designed, constructed and installed in accordance with the sanitary sewer design standards and specifications that have been adopted by the City of Reading. Where certain standards and specifications do not exist, the engineer appointed by the City of Reading shall provide a designated requirement or alternative for the proposed sanitary sewer improvements.*
- (3) The applicant shall be responsible for any required off-site sanitary sewage disposal improvements that may be necessary to accommodate the wastewater flow from the development. All such off-site improvements shall be coordinated with the City of Reading.*
- (4) Where required, the appropriate planning modules or exemption requests shall be submitted to the City of Reading and the Pennsylvania Department of Environmental Protection for review and consideration.*
- (5) All uses connected to the municipal sanitary sewer system shall be subject to the sanitary sewer use and maintenance provisions of the City of Reading and the agencies with jurisdiction.*

C. All proposed land uses that are located outside of a designated sanitary sewer service district or planned growth area shall be required to utilize on-lot sewage disposal technology, as the method for sewage disposal. All such on-lot sewage disposal systems shall be subject to the following provisions:

- (1) The sewage enforcement officer appointed by the City of Reading shall review all subdivision or land development plans in which the proposed uses will utilize on-lot sewage disposal systems. All field testing procedures and application requirements shall be subject to the approval of the sewage enforcement officer and the Pennsylvania Department of Environmental Protection. The City of Reading shall not approve a proposed subdivision or land development plan until the sewage enforcement officer has received a favorable recommendation for the on-lot sewage disposal system.*
- (2) All on-lot sewage disposal facilities shall be located, designed, constructed and installed in accordance with the standards and specifications of the Pennsylvania Department of Environmental Protection and the City of Reading.*
- (3) All proposed uses connected to an on-lot sewage disposal system shall be subject to all land use and maintenance provisions adopted by the City of Reading.*

- (4) *All proposed uses connected to a holding tank shall be subject to the provisions of the City of Reading and Pennsylvania Department of Environmental Protection.*

D. If municipal sewage disposal service is not accessible to an approved subdivision or land development, but is planned to be accessible within five (5) years of final approval, the applicant shall install an approved capped collection system within the limits of the subdivision or land development, in addition to the approved on-lot sewage facilities. The collection and conveyance system shall be capped at the limits of the subdivision or land development and the laterals shall be capped at the street right-of-way.

E. The required Sewage Facilities Planning Modules shall be reviewed and approved by Pennsylvania Department of Environmental Protection (PADEP) prior to final plan approval. The City of Reading may provide comments to the PADEP and/or applicant regarding the Sewage Facilities Planning Module.

25. Section 515-506, entitled "Water supply," is amended to replace the existing language in Subsections A, B, and C

~~A. Each property shall connect with an approved water system. The subdivider shall pay the City the cost of constructing and installing water mains and fire hydrants according to the provisions of Ord. No. 53-1975 (see Chapter A618, Water). [Amended 5-29-2001 by Ord. No. 14-2001]~~

~~B. All water systems located in flood prone areas, whether public or private, shall be flood proofed to a point above the one hundred year flood elevation.~~

~~C. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the City that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Amended 5-29-2001 by Ord. No. 14-2001]~~

With the following:

- A. As part of all subdivision and land development plan applications, the applicant shall develop a plan for water supply considering the following criteria:*
- (1) The plan for water supply shall be consistent with the most recent plans and ordinances adopted by the City of Reading.*
 - (2) The plan for water supply shall consider the recommendations pertaining to land use, sewage disposal and water supply, as contained*

within the Comprehensive Plan and/or studies completed by the agencies with jurisdiction.

- (3) The plan for water supply shall be consistent with all pertinent design requirements specified by the City of Reading, the municipal water authority with jurisdiction, and the Pennsylvania Department of Environmental Protection.*
- (4) The plan for water supply shall be prepared to consider all pertinent local, regional, state and federal permitting requirements.*
- (5) If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, the developer shall present evidence to the City of Reading that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be submitted to the City of Reading.*
- (6) If required, the applicant shall submit evidence to the City of Reading that the proposed water supply source and service is capable of providing sufficient fire protection for the proposed use and/or development. Such evidence may include current pressure and flow data for existing fire hydrant(s) in the water main(s) that will service the project together with calculated pressures and flows within the development at the proposed fire hydrant(s) location(s). The required flow and pressures will be determined by the City of Reading and local fire departments.*
- (7) The applicant shall refer to the International Fire Code § 101.2.1, 2015 edition, Appendix C, or as adopted or amended in the future by the City of Reading, and comply with its requirements on fire hydrant locations and distribution. Applicant shall consult with the City of Reading, municipal water authority with jurisdiction and/or the local fire department to determine if any existing fire hydrants or water supply sources should be evaluated in order to determine if the sufficient water supply and pressure are available.*

B. All proposed land uses that are located within a designated water supply service district or planned growth area shall be required to connect to the municipal water supply system subject to the following provisions:

- (1) The City of Reading shall review all such subdivision or land development plan applications to determine the adequacy of the proposed water supply improvements. The City of Reading shall not approve a proposed subdivision or land development plan until the engineer appointed by the City of Reading or water authority with*

jurisdiction have issued a favorable recommendation for the water supply improvements.

- (2) All proposed water supply facilities shall be located, designed, constructed and installed in accordance with the standards and specifications of the City of Reading and/or the municipal water authority with jurisdiction. Where certain standards and specifications do not exist, the City of Reading and/or municipal water authority with jurisdiction shall provide a designated requirement or alternative for the proposed water supply improvements.*
- (3) The applicant shall be responsible for any required off-site municipal water supply improvements that may be necessary to provide a reliable supply of water to the development. All such off-site improvements shall be coordinated with the City of Reading and the water authority with jurisdiction.*

C. All proposed land uses that are located outside of a designated water supply service district or planned growth area shall be required to utilize on-lot water supply facilities through individual well(s). All such water supply wells shall be subject to the following provisions:

- (1) All proposed individual on-lot wells shall be located, designed, drilled, constructed and installed in accordance with the standards and specifications of the City of Reading and the Pennsylvania Department of Environmental Protection.*
- (2) Each lot to be served by individual on-lot water supply shall be of a size and shape to permit the safe location for each well. All proposed wells shall be located, designed, constructed and maintained in accordance with the provisions established by the City of Reading.*
- (3) A hydrogeological study shall be required for subdivision plans involving twenty (20) or more lots or for land development plans in which the estimated water usage shall exceed 5,000 gallons per day. The hydrogeological study shall be prepared by a professional hydrogeologist who shall provide documentation to conclude that the proposed individual well(s) will be capable of supplying each lot or use(s) with a dependable supply of safe potable water and that the proposed well(s) will not adversely affect the groundwater table or existing wells near the project site.*

26. Section 515-506 is amended to add the following Subsections D and E:

D. All proposed land uses that are located outside of a designated water supply service district or planned growth area may utilize a community water supply system through individual well(s). All such community water supply systems shall be subject to the provisions established by the Commonwealth of Pennsylvania and the City of Reading.

E. All proposed subdivisions and land developments that are to be served by a public or community water supply system shall provide fire hydrants within the development. The proposed fire hydrants shall comply with the following provisions:

- (1) Fire hydrants shall be located no more than eight hundred (800) feet apart, as measured along the centerline of each road. All residential dwelling units and non-residential principal buildings shall be located no more than four hundred (400) feet from an active fire hydrant.*
- (2) Fire hydrants shall be located in a manner to provide complete accessibility and so that possibility of damage from vehicles or injury to pedestrians will be minimized. Unless otherwise directed by the City of Reading, the barrel of the fire hydrant shall be set so that no portion of the pumper or hose nozzle cap will be less than eighteen (18) inches from the curb line.*
- (3) If required by the City of Reading, the existing service area of the fire hydrants shall be extended to consider public safety.*
- (4) The provisions relating to fire protection and suppression that are specified within the City of Reading Code does not relieve the applicant from the requirements for providing fire hydrants within the development.*
- (5) The type and location of all required fire hydrants shall be subject to the review and approval of the City of Reading and the local fire departments.*

27. Section 515-507, entitled Storm drainage, is amended to include the following Subsections H–N:

H. As part of all subdivision and land development plan applications, the applicant shall prepare and submit a stormwater management plan considering the following criteria:

- (1) The stormwater management plan shall be prepared considering all pertinent provisions relating to drainage, runoff, infiltration, erosion and discharge, as adopted by the City of Reading.*
- (2) The stormwater management plan shall be prepared to comply with Chapter 505, Watershed Stormwater Management, and the Stormwater Management Plan for the Schuylkill River, as adopted by the City of Reading.*
- (3) The stormwater management plan shall be prepared to consider the recommendations pertaining to natural resources, floodplains, wetlands, stormwater management and hydrological resource planning, as contained within the Comprehensive Plan or other prevailing plan adopted by the City of Reading.*

- (4) *The stormwater management plan shall comply with the National Pollution Discharge Elimination System (NPDES) Stormwater Permitting Regulations.*
 - (5) *The stormwater management plan shall comply with the provisions established by the City of Reading MS4 Program.*
 - (6) *The stormwater management plan shall consider the implementation of "best management practices", as endorsed by the City of Reading, the Comprehensive Plan and/or as recommended by the City of Reading.*
 - (7) *The stormwater management plan shall be prepared to consider all pertinent local, regional, state and federal permitting requirements.*
 - (8) *The City of Reading reserves the right, but not the duty, to inspect all stormwater management facilities that are required for the development.*
- I. *The stormwater management plan shall contain the following:*
- (1) *Mapping of the watershed area or areas in which the proposed subdivision or land development is located.*
 - (2) *A study shall be performed of the watershed in which the subdivision or land development is located to assess the impact the proposal will have on downstream conditions. The stormwater management plan shall address all identified impacts to the satisfaction of the City of Reading.*
 - (3) *Computations of the stormwater runoff for all points of runoff concentration before and after development, including all supporting data.*
 - (4) *Complete drainage systems for the subdivision or land development. All existing drainage features, which are to be incorporated as part of the design, shall be identified with a detailed explanation of the operations of the facilities.*
 - (5) *Plans showing all existing and proposed drainage facilities affecting the subject property, including plan views, profile views and/or detail sheets.*
 - (6) *Computations for all existing and proposed drainage structures that is associated with the development.*
 - (7) *Plans showing proposed grading, including typical structure footprint(s) with first floor elevation(s).*
 - (8) *Construction details for all proposed facilities.*
 - (9) *As part of the review process of the stormwater management plan, the City of Reading may determine that off-site improvements are necessary to satisfactorily control the stormwater from the proposed development. The applicant or developer shall be responsible for the design, permitting and construction of the off-site improvements, which may also include obtaining any required easements or rights-of-way.*
 - (10) *A detailed plan of all required off-site drainage improvements.*
 - (11) *All other documentation that may be required to satisfy provisions specified under this Chapter.*

- J. *All stormwater management basins, ponds, pipes, structures and related site improvements shall be located, designed, constructed and installed in accordance with all requirements specified by the City of Reading.*
- K. *All permits that are required to satisfy the provisions of this Chapter shall be obtained prior to municipal approval of the subdivision or land development plan.*
- L. *Where certain stormwater management improvements are inadvertently omitted from the approved plan, or if any inconsistencies arise during construction phase of the site improvements, the applicant shall be responsible for the design, construction and installation of those site improvements as directed by the City of Reading.*
- M. *The City of Reading Engineer or other authorized consultant designated by the City of Reading may advise the applicant to include special notes or design criteria that should be added to the plan.*
- N. *Unless otherwise specified by the City of Reading, the stormwater management improvements shall be inspected and approved by the authorized representative of the City of Reading prior to the release of funds held in escrow and/or the issuance of permits.*

28. Section 515-509, entitled "Landscaping and shade trees," is amended to replace the existing language in Subsections D and E

D. Trees.

(1) ~~Tentative trees species shall be indicated on the preliminary plan and shall be of a species approved by the Planning Commission. In particular, approved shade trees include the following:~~

- ~~Acer platanoides — Norway maple (emerald green)~~
- ~~Acer platanoides schwedleri nigra — Crimson king maple~~
- ~~Aesculus carnea brioti — Ruby red horse chestnut~~
- ~~Aesculus hippocastanum — Horse chestnut~~
- ~~Aesculus hippocastanum baumanni — Sterile horse chestnut~~
- ~~Carpinus betulus — Hornbeam (European)~~
- ~~Celtis occidentalis — Hackberry~~
- ~~Fraxinus americana — White ash~~
- ~~Fraxinus pennsylvanica — Green ash~~
- ~~Fraxinus lanceolata — Marshall's seedless green ash~~
- ~~Ginkgo biloba — Ginkgo (male species only)~~
- ~~Gleditsia triacanthos — Common honey locust~~
- ~~Gleditsia triacanthos inermis — Thornless honey locust~~
- ~~Koelreuteria paniculata — Golden rain tree~~
- ~~Morus alba tatarica sterile — Mulberry (sterile)~~
- ~~Platanus acerifolia — London plane tree~~
- ~~Quercus borealis — Red oak~~

~~Quercus coccinea — Scarlet oak
Quercus prinus — Chestnut oak
Quercus palustris — Pin oak
Sassafras albidum officinale — Sassafras
Tilia — Linden species
Zelkova serrata — Japanese zelkova
Zelkova serrata "village green" — Village green zelkova~~

(2) ~~The following trees are recommended for planting in suburban areas of the City only:~~

~~Acer saccharum — Sugar maple
Acer pseudoplatanus — Sycamore maple
Fagus grandifolia — American beech
Fagus sylvatica — European beech
Liquidambar styraciflua — Sweet gum
Liriodendron tulipifera — Tulip tree
Prunus yedoensis — Yoshino cherry
Populus maximowiczii — Japanese poplar
Quercus phellos — Willow oak
Quercus robur — English oak
Tilia euchlora — Crimean linden~~

(3) ~~However, approved shade trees shall not be interpreted to include the following:~~

~~Acer negundo — Box elder
Acer platanoides schwedleri — Schwedler's maple
Acer rubrum — Red (swamp) maple
Acer saccharinum — Silver maple
Ailanthus altissima — Tree of heaven
Betula — Birch, all species
Catalpa — all species
Ginkgo biloba — female species only
Juglans — Walnut, all species
Paulownia — Empress tree
Platanus — Plane or buttonwood, all species except London plane
Populus — Poplar or cottonwood, all species (except Maximowiczii)
Salix — Willow, all species
Ulmus — Elm, all species
Robinia pseudoacacia — Black locust
All trees bearing large fruit~~

E. Shade trees, other than within the right of way, may be required when, taking into consideration the existing trees on the lots, the Planning Commission shall deem it necessary. Such trees shall be in conformance with the standards of size, type and locational limitations prescribed for trees along the street line.

With the following language:

D. The following list of trees may be utilized to meet the standards and specifications for landscaping, shade trees and buffer yards based upon the existing physical and natural conditions of the site. The City of Reading Arborist and/or other professional consultants designated by the City of Reading should be consulted during the plan review process, as not all trees on the list of approved species, as referenced below, are appropriate for all areas within the City of Reading:

(1) *Tentative trees species shall be indicated on the preliminary plan and shall be of a species approved by the City of Reading Arborist and Planning Commission. In particular, approved shade trees include the following:*

Acer tataricum – Tatarian Maple

Amelanchier x grandifolia - Serviceberry

Carpinus betulus Emerald Avenue - Emerald Ave European Hornbeam

Carpinus betulus Fastigiata - Columnar Hornbeam

Carpinus caroliniana - American Hornbeam

Cercis Canadensis - Eastern Redbud

Cladrastis lutea – Yellowwood

Cornus mas Golden Glory - Cornelian Cherry

Crataegus laevigata Crimson Cloud - English Hawthorn

Crataegus viridis Winter King - Green Hawthorn

Ginkgo biloba Autumn Gold - Male Maidenhair Tree

Ginkgo biloba Princeton Sentry - Columnar Maidenhair Tree

Gleditsia triacanthos inermis Imperial - Honeylocust

Gleditsia triacanthos inermis Shademaster - Honeylocust

Gleditsia triacanthos inermis Skyline – Honeylocust

Metasequoia glyptostroboides - Dawn Redwood

Nyssa sylvatica – Blackgum

Ostrya virginiana - Hop Hornbeam

Parrotia persica - Persian Parrotia

Platanus x acerifolia Bloodgood - Planetree

Platanus x acerifolia Exclamation – Planetree

Prunus serrulata Kwanzan - Kwanzan Japanese Cherry

Prunus subhirtella Autumnalis - Autumn Flowering Cherry

Prunus x Okame - Okame Japanese Cherry

Prunus x Snow Goose - Snow Goose Japanese Cherry

Prunus x yedoensis Yoshino - Yoshino Japanese Cherry

Quercus imbricaria - Shingle Oak

Quercus x Kindred Spirit - Columnar Oak

Quercus x Regal Prince - Columnar Oak

Styrax japonica - Japanese Snowbell

Syringa reticulata Ivory Silk - Japanese Tree Lilac

Tilia cordata Greenspire - Littleleaf Linden
Tilia tomentosa Sterling Silver - Silver Linden
Ulmus americana Princeton - American Elm
Ulmus parvifolia Allee - Lacebark Elm
Zelkova serrata Green Vase - Japanese Zelkova
Zelkova serrata Musashino - Columnar Zelkova

(2) In addition to the list of approved shade trees, the following trees are recommended for planting in suburban or open areas within the City of Reading:

Acer rubrum Armstrong - Columnar Red Maple
Acer rubrum Armstrong Gold Columnar Red Maple
Aesculus x carnea Fort McNair - Red Flowering Horsechestnut
Celtis occidentalis - Hackberry
Cercidiphyllum japonicum - Katsura
Cornus x Rutgers Celestial - White Dogwood
Cornus x Rutgers Hyperion - White Dogwood
Cornus x Rutgers Stellar Pink - Pink Dogwood
Fagus sylvatica Fastigiata - Columnar European Beech
Fagus sylvatica Dawyck Purple - Columnar Purple European Beech
Fagus sylvatica Red Obelisk - Columnar Purple European Beech
Halesia Carolina - Carolina Silverbell
Koelreuteria paniculata - Golden Raintree
Liquidambar styraciflua Cherokee (seedless) - Sweetgum
Liquidambar styraciflua Happidaze (seedless) - Sweetgum
Liquidambar styraciflua Slender Silhouette - Columnar Sweetgum
Liriodendron tulipifera Arnold - Columnar Tulip Poplar
Malus Donald Wyman - White Crabapple
Malus Prairifire - Red Crabapple
Malus Royal Raindrops - Pink Crabapple
Malus Sugar Tyme - White Crabapple
Prunus virginiana Canada Red - Chokecherry
Quercus alba - White Oak
Quercus bicolor - Swamp White Oak
Quercus macrocarpa - Bur Oak
Quercus rubra Northern - Red Oak
Taxodium distichum - Bald Cypress
Tilia americana Redmond - American Linden

E. Landscaping, shade trees and/or buffer yards shall be considered on a property or development site provided that: the selected species do not create an adverse impact within a street or utility right-of-way; the selected species do not create an adverse impact with stormwater management facilities, sanitary sewage disposal facilities or water supply facilities; the selected species do not create an adverse

impact on the existing trees or woodlands on the property; the selected species are considered necessary to provide a landscaping screen or buffer yard; the selected species are required to mitigate any adverse noise or lighting impacts; the selected species are required to comply with the land use and zoning requirements established by the City of Reading; and/or the Planning Commission determines that landscaping, shade trees or buffer yards are necessary.

29. Section 515-510, entitled Erosion and sedimentation control plans, is added to include the following provisions:

§ 515-510. Erosion and Sedimentation Control Plans

- A. No changes shall be made to the contour of the land, and no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time as a plan for minimizing erosion and sedimentation has been processed and reviewed by the appropriate local, county, state and/or federal agencies.*
- B. All permits required to implement the erosion and sedimentation control plan shall be obtained from the appropriate agencies prior to municipal approval of the subdivision plan or land development plan.*
- C. The approval of a plan does not relieve the developer's obligation to execute the erosion and sediment control measures as specified on the approved plans or as otherwise required by local, state and federal laws.*
- D. When erosion and sedimentation control measures are required, the improvements shall be either: incorporated within the municipal improvements agreement; completed by the applicant prior to plan approval; or deferred to the building permit phase. All such options shall be subject to the approval of the City of Reading, the Berks County Conservation District and/or the Pennsylvania Department of Environmental Protection.*
- E. During the development phase, the City of Reading shall be provided with the opportunity to inspect the site improvements and enforce compliance with the approved subdivision plan or land development plan.*
- F. Prior to the issuance of an occupancy permit, the City of Reading may conduct a site inspection to determine compliance with the approved subdivision plan or land development plan. The occupancy permit shall not be issued until all site improvements have been completed to the satisfaction of the City of Reading. The City of Reading reserves the right, but not the duty, to inspect all erosion and sedimentation control facilities that are required for the development.*
- G. The erosion and sedimentation controls and guidelines specified under Section 515-508.D shall also apply to Erosion and Sedimentation Control Plans.*

30. Section 515-703, entitled Fees, is amended to replace the existing language in Subsection A–C

~~A. Council shall establish by ordinance a collection procedure and schedule of fees to be paid by the subdivider at the time of filing a preliminary plan; said fees shall be as provided in Chapter 212, Fees. 18~~

~~B. Such schedule of fees shall be on file in the City Clerk's office.~~

~~C. Charges for field inspection to be paid by the subdivider shall be established on the basis of the number of lots or units to be inspected.~~

With the following:

- A. The City of Reading shall establish, by ordinance or resolution, a fee schedule for the submission and processing of all applications pertaining to this Chapter, including an escrow to be established by the City of Reading to cover the costs of plan reviews including, but not limited to, legal, engineering, and planning consultant reviews and site inspections. The fee schedule shall be maintained by the City Clerk or other official designated by the City of Reading.*
- B. The proposed application shall not be considered by the City of Reading until all pertinent fees and escrow are paid in full. All such fees shall be utilized to pay for all administrative costs and review fees for any professional consultants appointed by the City of Reading, and reasonable overhead expenses as set forth in the fee schedule.*
- C. The applicant shall be required to pay any review fees required by the Berks County Planning Commission, as well as any other local, state, county or federal agency, which have been requested to review the proposed application in accordance with the provisions established by the City of Reading. Such fees shall be paid directly by the applicant to the agency.*

31. Section 515-703, is further amended to add the following Subsections D and E:

D. If the expenses incurred by the City of Reading for the review of an application exceed the total fees that have been paid by the applicant, such excess expenses shall be paid by the applicant within 30 days of receipt, and prior to the endorsement and release of the final plans by the City of Reading.

E. The applicant shall be responsible for all fees and expenses that are required for site inspections and/or field observations that are relevant to the subdivision or land development plan application.

SECTION 2: All relevant ordinances, regulations and policies of the City of Reading not amended per the attached shall remain in full force and effect.

SECTION 3: If any section, subsection, sentence or clause of this ordinance is held for any reason to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION 4: This Ordinance shall be effective in ten (10) days in accordance with Charter 219 and enactment by City Council.

Enacted and ordained this ____ day of _____ 2021

Council President

ATTEST:

City Clerk

Submitted to Mayor by: _____

Date Submitted: _____

Received in Mayor's Office by _____

Date Submitted: _____

Approved by Mayor: _____

Date: _____

Vetoed by Mayor: _____

Date: _____


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Ad sample
**City of Reading
SALDO Amendment**

The City of Reading City Council will hold a public hearing on March 15, 2021 at 5 pm regarding an amendment to the City of Reading Subdivision and Land Development Ordinance (SALDO), titled "Amending the City of Reading City Code Chapter 515", to add definitions, clarify submission requirements, and streamline requirements for demonstrating impacts of land development to the City of Reading. The hearing will be held virtually due to the COVID-19 Emergency Declaration with the virtual meeting information and public comment instructions included on the agendas that are posted on the City's website. City Council intends to consider the amendment of the SALDO at its regular meeting on March 22, 2021 starting at the conclusion of the Committee of the Whole meeting (at approximately 6:30 pm). The ordinance amendment will be attached to the agenda that is posted on line for the March 22nd regular meeting and can be requested by contacting the City Clerk's Office at 610 655 6204 or council@readingpa.gov. A complete copy of the proposed Ordinance is also on file with the Berks County Law Library. The public is invited to participate and testify at the hearing and meeting.

Linda A. Kelleher CMC,
City Clerk
RE Mar. 1 & 8 A-1

*We Appreciate Your Business!
Thank You 610 655-6438 !*