

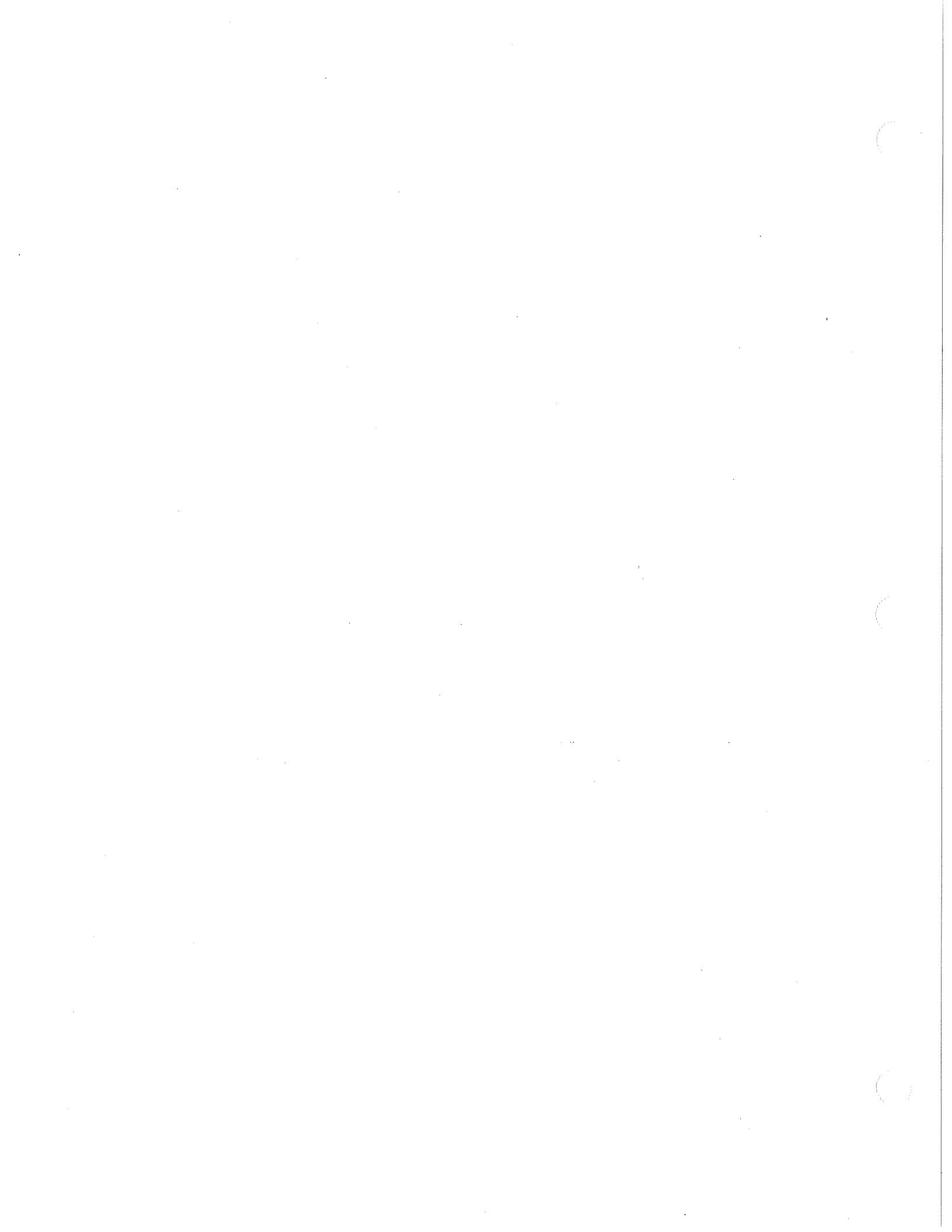
27 Attachment 1

Borough of Chalfont

TABLE 1 Determination of Buffer Yard Class

Proposed Land Use	Adjacent Land Use							
	Agricultural	Residential B1*, B2*, B3*, B4*	Other Residential	Institutional/R recreation	Office	Commercial	Transportation/Utilities	Industrial
Agricultural	B	A	A	A	A	A	A	A
Residential B1*, B2*, B3*, B4*	A	B	B	B	B	B	B	B
Other Residential	A	B	-	B	B	B	B	B
Institutional/Recreation	A	B	B	-	A	A	A	A
Office	A	B	B	A	-	A	A	A
Commercial	A	C	C	B	A	-	A	A
Transportation/Utilities	A	B	B	B	A	A	-	A
Industrial	A	C	C	C	B	B	A	-

*B1 Single Family Detached
 *B2 Single Family Detached Off center
 *B3 Twin
 *B4 Duplex

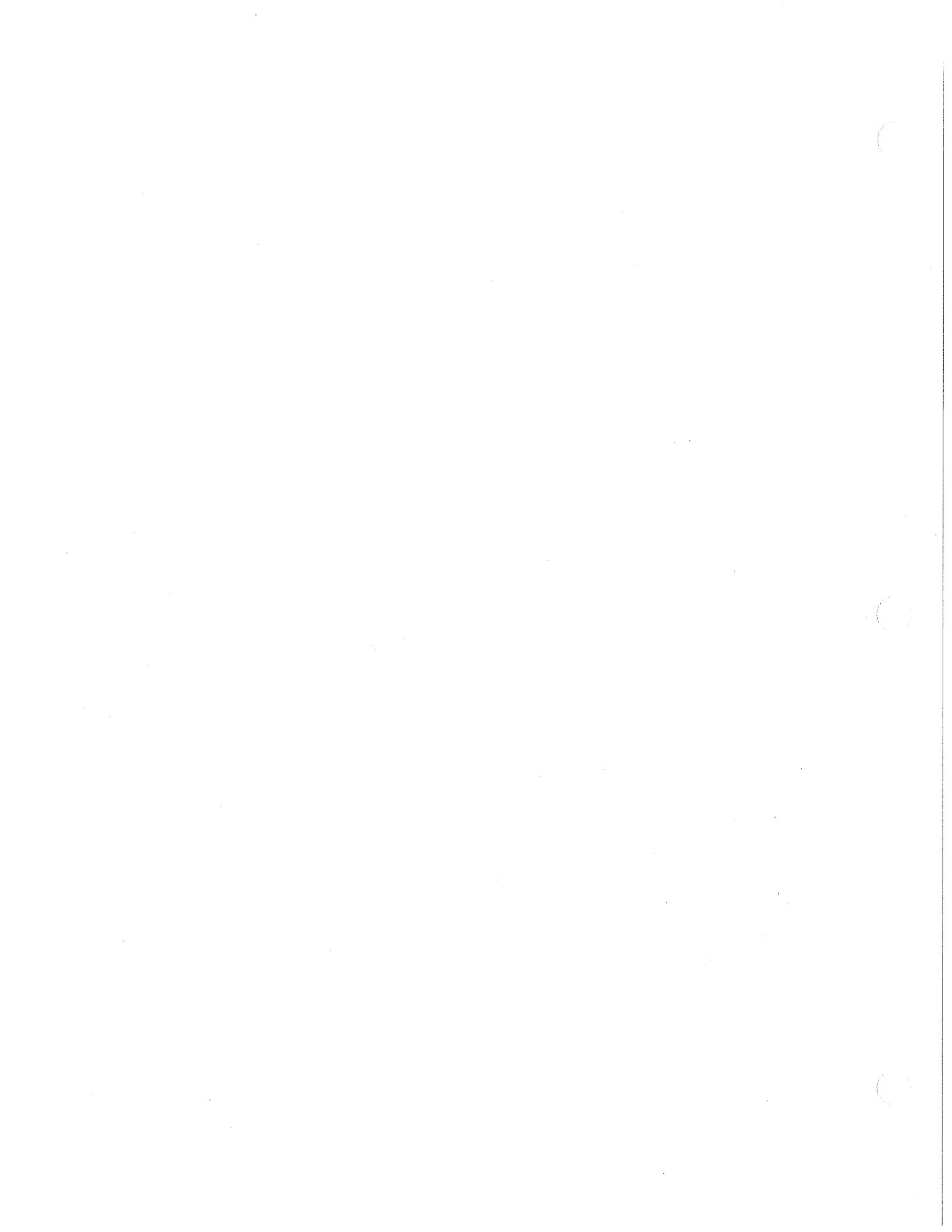


27 Attachment 2

Borough of Chalfont

Table 2: Planting Options. The options below indicate the amount of plant material that is required per linear foot of property line. Plantings shall be placed within the minimum width of the buffer area. The Planning Commission may permit staggering or grouping of plant materials provided a satisfactory buffer is achieved.

Buffer Yard Class	Width of Buffer Yard	Options (choice of one within class category)
A	15 feet	(1) 1 canopy tree per 40 feet; plus 1 evergreen tree per 60 feet
		(2) 1 flowering tree per 40 feet; plus 1 evergreen tree per 60 feet
B	25 feet	(1) 1 canopy tree per 40 feet; plus 1 flowering tree per 60 feet; plus 1 evergreen tree per 60 feet
		(2) 1 canopy tree per 40 feet; plus 1 flowering tree per to feet; plus 1 hedge on lot line (3 foot centers except as noted in Table 3.D)
		(3) 1 flowering tree per 40 feet; plus 1 evergreen tree per 25 feet
C	30 feet	(1) 1 canopy tree per 40 feet; plus 1 evergreen tree per 20 feet; plus 1 shrub per 4 feet
		(2) 1 flowering tree per 40 feet; plus 1 evergreen tree per 20 feet; plus 1 hedge on lot line (3 foot centers except as noted in Table 3.D)
		(3) 1 flowering tree per 40 feet; plus 1 evergreen tree per 20 feet; plus 1 berm 4 feet high



27 Attachment 3

Borough of Chalfont

Table 3. Plant Materials List.

A. Canopy Trees (two inches caliper minimum):

- (1) *Acer ginnala* – Amur Maple.
- (2) *Acer rubrum* – Red Maple.
- (3) *Acer saccharum* – Sugar Maple.
- (4) *Betula alba* – European White Birch.
- (5) *Fagus grandifolia* – American Beech.
- (6) *Fagus sylvatica* – European Beech.
- (7) *Fraxinus americana* – White Ash.
- (8) *Fraxinus pennsylvanica lanceolata* – Green Ash.
- (9) *Ginkgo biloba* – Ginkgo (male only).
- (10) *Gleditsia triacanthos inermis* – Thornless Honey Locust.
- (11) *Liquidambar styraciflua* – Sweet Gum.
- (12) *Liriodendron tulipifera* – Tulip Tree.
- (13) *Phellodendron amurense* – Amur Cork Tree.
- (14) *Platanus acerifolia* – London Plane Tree.
- (15) *Quercus alba* – White Oak.
- (16) *Quercus borealis* – Red Oak.
- (17) *Quercus coccinea* – Scarlet Oak.
- (18) *Quercus palustris* – Pin Oak.
- (19) *Quercus phellos* – Willow Oak.
- (20) *Robinia pseudoacacia inermis* – Thornless Black Locust.

ZONING

- (21) *Sophora japonica* – Japanese Pagodatree.
- (22) *Tilia-Linden* – all species hardy to the area.
- (23) *Zelkova serrata* – Japanese Zelkova.

B. Flowering Trees (2 inches caliper minimum):

- (1) *Amelanchier canadensis* – Shadblow Serviceberry.
- (2) *Cornus florida* – Flowering Dogwood.
- (3) *Cornus kousa* – Kousa Dogwood.
- (4) *Cornus mas* – Cornelian Cherry.
- (5) *Crataegus phaenopyrum* – Washington Hawthorn.
- (6) *Koelreuteria paniculata* – Golden Rain Tree.
- (7) *Laburnum vossi* – Goldenchain.
- (8) *Magnolia soulangeana* – Saucer Magnolia.
- (9) *Magnolia virginiana* – Sweetbay Magnolia.
- (10) *Malus baccata* – Siberian Crab.
- (11) *Malus floribunda* – Japanese Flowering Crab.
- (12) *Malus hopa* – Hopa Red-Flowering Crab.
- (13) *Oxydendrum arboreum* – Sourwood.
- (14) *Pyrus calleryana* cultivars – Aristocrat, Capital, Chanticleer, Cleveland Select, Red Spire and Whitehouse.
- (15) *Prunus kwanzan* – Kwanzan Cherry.
- (16) *Prunus yedoensis* – Yoshino Cherry.

C. Evergreen Trees (4 feet high minimum).

- (1) *Ilex opaca* – American Holly.
- (2) *Picea abies* – Norway Spruce.
- (3) *Picea omorika* – Serbian Spruce.

- (4) *Picea pungens* – Colorado Spruce.
- (5) *Pinus nigra* – Austrian Pine.
- (6) *Pinus strobus* – White Pine.
- (7) *Pseudotsuga menziesii* – Douglas Fir.
- (8) *Tsuga canadensis* – Canada Hemlock.

D. Hedge (4 feet high minimum):

- (1) *Crataegus intricata* – Thicket Hawthorn.
- (2) *Forsythia intermedia* – Border Forsythia.
- (3) *Rhamnus frangula* ‘columnaris’ – Tall hedge Buckthorn.
- (4) *Syringa chinensis* – Chinese Lilac.
- (5) *Syringa vulgaris* – Common Lilac.
- (6) *Juniperus virginiana* – Upright Juniper.
- (7) *Pinus strobus* – White Pine (one per five feet).
- (8) *Pyracantha coccinea lalandi* – Laland Firethorn.
- (9) *Taxus cuspidata* – Upright Yew.
- (10) *Taxus hicksi* – Hicks Yew.
- (11) *Tsuga canadensis* – Canadian Hemlock (one per five feet).
- (12) *Thuja occidentalis* – American Arborvitae (one per five feet).

E. Shrubs (four feet high minimum):

- (1) *Euonymus alatus* – Winged Erunymus.
- (2) *Hamamelis vernalis* – Vernal Witch Hazel.
- (3) *Hamamelis virginiana* – Common Witch Hazel.
- (4) *Ilex verticillata* – Winterberry.
- (5) *Ilyx glabrta* – Inkberry.

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- (6) *Rhamnus frangula* – Glossy Buckthorn.
- (7) *Viburnum dentatum* – Arrowwood Viburnum.
- (8) *Viburnum lantana* – Wayfaring Tree Viburnum.

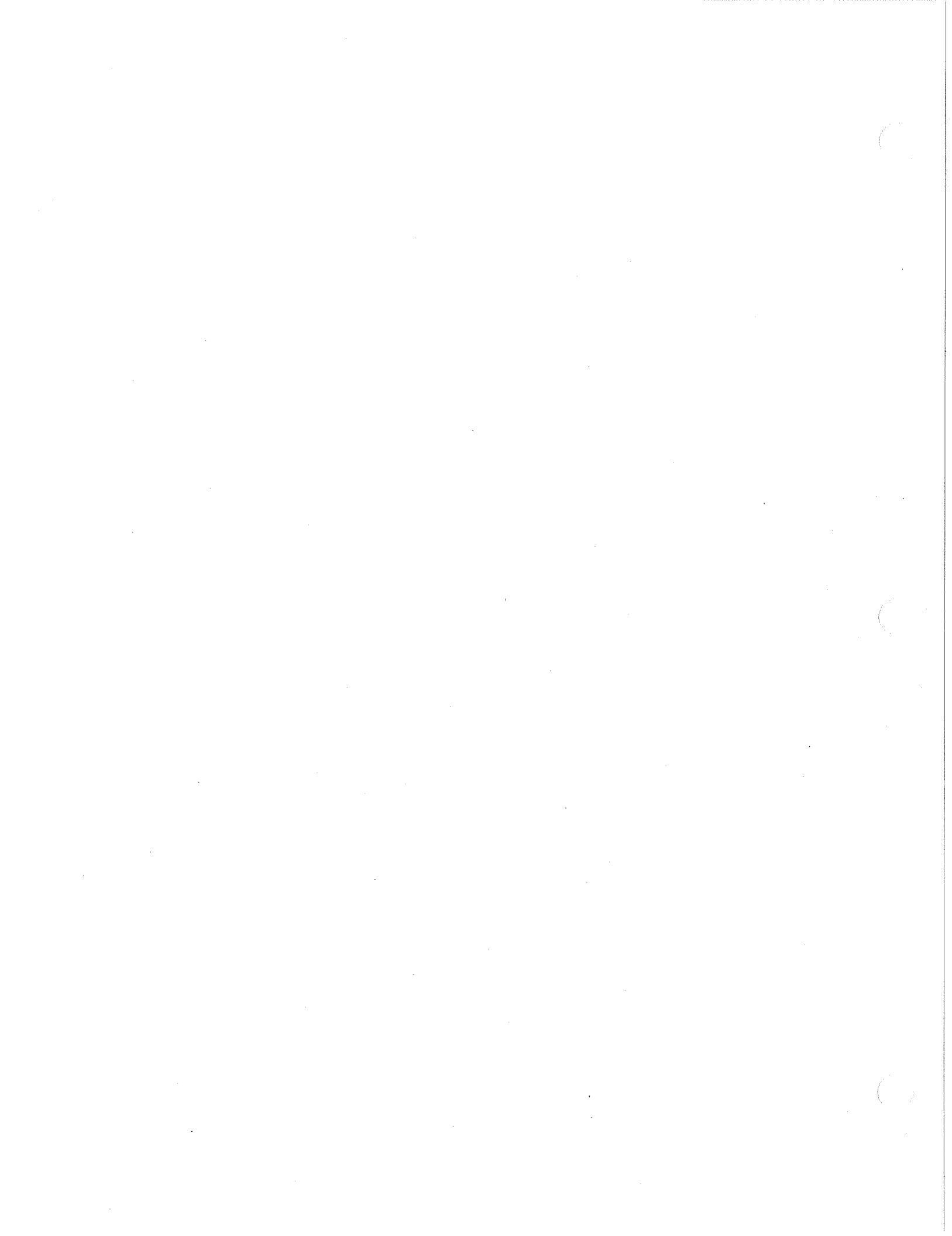
(Ord. 319-A, 3/21/2000, Art. V, §114-22)

27 Attachment 4

Borough of Chalfont

Table 1. Continuous Sound Levels by Receiving Land Use.

Receiving Land Use Category	Time	Sound Level Limit
I. Residential, Public Space, Open Space, Agricultural or Institutional	1) 7:00 a.m. – 10:00 p.m.	55dBA
	2) 10:00 p.m. – 7:00 a.m. plus Sundays and Legal Holidays	
II. Office, Commercial or Business	1) 7:00 a.m. – 10:00 p.m.	65 dBA
	2) 10:00 p.m. – 7:00 a.m. plus Sundays and Legal Holidays	60 dBA
III. Industrial	At all times	70 dBA



27 Attachment 5

Borough of Chalfont

APPENDIX A

BUCKS COUNTY WETLAND PLANT LIST

The following plant list represents common wetland species found in Bucks County. These species are reliable indicators of wetlands when found dominating a site (e.g., comprising more than 50% of the vegetation).

This list was derived from a larger regional list of wetland plants located in the north-eastern United States compiled by the U.S. Fish and Wildlife Service. The selections for this Bucks County list were made with the assistance of several regional experts: Dr. Ann Rhoads, Director of Botany, Morris Arboretum; Dr. Ernest Schuyler, Associate Curator, Academy of Natural Sciences; Dr. David Benner, Professor of Botany, Delaware Valley College and Edward Perry, Assistant Supervisor, U.S. Fish and Wildlife Service at State College.

Scientific Name	Common Name
<i>Acer negundo</i> L.	Box Elder
<i>Acer saccharinum</i> L.	Silver Maple
<i>Acorus calamus</i> L.	Sweetflag
<i>Argrostis alba</i> L.	Redtop
<i>Alisma subcordatum</i> Raf.	Subcordate Waterplantain
<i>Alnus serrulata</i> (Ait) Willd.	Hazel Alder
<i>Amaranthus cannabinus</i> (L) Sauer	Tidmarsh Waterhemp
<i>Amorpha fruticosa</i> L.	Dull-Leaf Indigo
<i>Andropogon gerardii</i> Vitman	Big Bluestem
<i>Andropogon glomeratus</i> (Walt.) B.S.P.	Bushybeard Bluestem
<i>Andropogon virginicus</i> L.	Broomsedge Bluestem
<i>Arisaema triphyllum</i> (L.) Schott	Indian Jack-on-the-Pulpit
<i>Aronia arbutifolia</i> (L.) Ell.	Red Chokeberry
<i>Aronia melanocarpa</i> (Michx.) Ell.	Black Chokeberry
<i>Axilepis incaeana</i> L.	Swamp Milkweed
<i>Aster umbellatus</i> Mill.	Flattop Aster
<i>Betula nigra</i> L.	River Birch
<i>Bidens</i> (all species)	Beggarticks

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Scientific Name	Common Name
<i>Boehmeria cylindrica</i> (L.) SW.	Smallspike False-Nettle
<i>Calamagrostis canadensis</i> (Michx.) Beauv.	Bluejoint Reedgrass
<i>Calamagrostis cinnoides</i> (Muhl.) Barton	Hairyseed Reedgrass
<i>Caltha palustris</i> L.	Marsh Marigold
<i>Cardamine bulbosa</i> (Schreb.) B.S.P.	Bulb Bittercress
<i>Cardamine pensylvanica</i> Muhl. Ex Willd.	Pennsylvania Bittercress
Cares (all species)	Sedge
<i>Cephalanthus occidentalis</i> L.	Common Buttonbush
<i>Chelone glabra</i> L.	White Turtlehead
<i>Chrysosplenium amerricanum</i> Schweinitz	Golden Saxifrage
<i>Cicuta bulbifera</i> L.	Poison Waterhemlock
<i>Cicuta maculata</i> L.	Common Waterhemlock
<i>Cinna arundinacea</i> L.	Stout Woodreed
<i>Clethra alnifolia</i> L.	Summersweet Clethra
<i>Conium maculatum</i> L.	Poison Hemlock
<i>Cornus amomum</i> Mill.	Silky Dogwood
Cyperus (all species)	Flatsedge
<i>Decodon verticillatus</i> (L.) Ell.	Water Willow
<i>Dulichium arundinaceum</i> (L.) Britt.	Three-Way Sedge
<i>Echinochloa walteri</i> (Pursh) A. Heller	Walter Millet
Eleocharis (all species)	Spikerush
<i>Epilobium coloratum</i> Biehler	Purpleleaf Willowweed
<i>Equisetum fluviatile</i> L.	Water Horsetail
<i>Equisetum hyemale</i> L.	ScouringrushU Horsetail
<i>Eragrostis hypnoides</i> (Lam.) B.S.P.	Teal Lovegrass
<i>Eragrostis pectinacea</i> (Michx.) Nees	Carolina Lovegrass
<i>Eupatoriadelphus dubius</i> (all species)	Joe-Pye Weed
<i>Eupatorium perfoliatum</i> L.	Boneset
<i>Eupatorium pilosum</i> Walter	Hairy Throughwort
<i>Euthamia graminifolia</i> (L.) Nutt.	Grass-Leaved Goldenrod
<i>Fraxinus nigra</i> Marshall	Black Ash
<i>Fraxinus pennsylvanica</i> Marshall	Green Ash

Scientific Name	Common Name
<i>Galium obtusum</i> Bigel.	Bluntleaf Bedstraw
<i>Galium parisiense</i> L.	Wall Bedstraw
<i>Galium tinctorium</i> L.	Dye Bedstraw
<i>Glyceria</i> (all species)	Mannagrass
<i>Helenium autumnale</i> L.	Common Sneezeweed
<i>Heteranthera reniformis</i> R. & P.	Roundleaf Mudplantain
<i>Hibiscus mosocheutos</i> L.	Rose Mallow
<i>Hydrophyllum virginianum</i> L.	Virginia Waterleaf
<i>Hypericum mutilum</i> L.	Dwarf St. Johnswort
<i>Ilex verticillata</i> (L.) A. Gray	Winterberry
<i>Impatiens capensis</i> Meerb.	Spotted Touch-Me-Not
<i>Impatiens pallida</i> Nutt.	Pale Touch-Me-Not
<i>Iris pseudacorus</i> L.	Yellow Iris
<i>Iris vericolor</i> L.	Blueflag Iris
<i>Juncus</i> (all species)	Rush
<i>Laportea canadensis</i> (L.) Wedd.	Canada Woodnettle
<i>Leersia oryzoides</i> (L.) Swartz	Rice Cutgrass
<i>Leersia virginica</i> Willd.	Whitegrass
<i>Leucothoe racemos</i> (L.) Gray	Swamp Leucothoe
<i>Lindera benzoin</i> (L.) Blume	Spicebush
<i>Liquidambar styraciflua</i> L.	Sweetgum
<i>Ludwigia</i> (all species)	Seed-Box
<i>Lycopus</i> (all species)	Bugleweed
<i>Lyonia ligustrina</i> (L.) DC.	Male-Berry
<i>Lysimachia</i> (all species)	Loosestrife
<i>Lythrum salicaria</i> L.	Purple Loosestrife
<i>Magnolia virginiana</i> L.	Sweetbay
<i>Mentha X piperita</i> L.	Peppermint
<i>Mertensia virginica</i> (L.) Pers.	Virginia Bluebells
<i>Mimulus ringens</i> L.	Monkey-Flower
<i>Myosotis scorpiodes</i> L.	True Forget-Me-Not
<i>Nasturtium officinale</i> R. Br.	Watercress

ZONING

Scientific Name	Common Name
<i>Nuphar luteum</i> (L.) Sibth. & J.E. Smith	European Cowlily
<i>Onoclea sensibilis</i> L.	Sensitive Fern
<i>Osmunda</i> (all species)	Fern
<i>Panicum longifolium</i> Torr.	Long-Leaved Panic-Grass
<i>Panicum rigidulum</i> Bosc. Ex Nees	Redtop Panicum
<i>Peltandra vieginica</i> (L.) Kunth.	Arrow-Arum
<i>Phalaris arundinacea</i> L.	Reed Canarygrass
<i>Phragmites australis</i> (Cav.) Trin. Ex Steud	Giant Cane
<i>Polygonum amphibium</i> L.	Water Knotweed
<i>Polygonum airfolium</i> L.	Halberdleaf Tearthumb
<i>Polygonum hydropiper</i> L.	Marshpepper Knotweed
<i>Polygonum hydropiperoides</i> Michx.	Swamp Knotweed
<i>Polygonum pensylvanicum</i> L.	Pensylvania Smartweed
<i>Polygonum punctatum</i> Ell.	Dotted Smartweed
<i>Polygonum sagittatum</i> L.	Arrow-Leaved Tearthumb
<i>Polygonum scandens</i> L.	Hedge Cornbind
<i>Pontederia cordata</i> L.	Pickerelweed
<i>Quercus bicolor</i> Willd.	Swamp White Oak
<i>Quercus palustris</i> Muench.	Pin Oak
<i>Quercus phellos</i> L.	Willow Oak
<i>Ranunculus sceleratus</i> L.	Celeryleaf Buttercup
<i>Ranunculus septentrionalis</i> Poir.	Swamp Buttercup
<i>Rhododendron viscosum</i> (L.) Torr.	Swamp Azalea
<i>Rhynchospora capitellata</i> (Michx.) Vahl	False Bog Rush
<i>Rorippa palustris</i> (L.) Besser	Marsh Yellowgrass
<i>Rorippa sylvestris</i> (L.) Besser	Creeping Yellowgrass
<i>Rosa palustris</i> Marshall	Swamp Rose
<i>Sagittaria</i> (all species)	Arrowhead
<i>Salix</i> (all species)	Willow
<i>Saururus cernuus</i> L.	Lizard's Tail
<i>Scirpus</i> (all species)	Bulrush

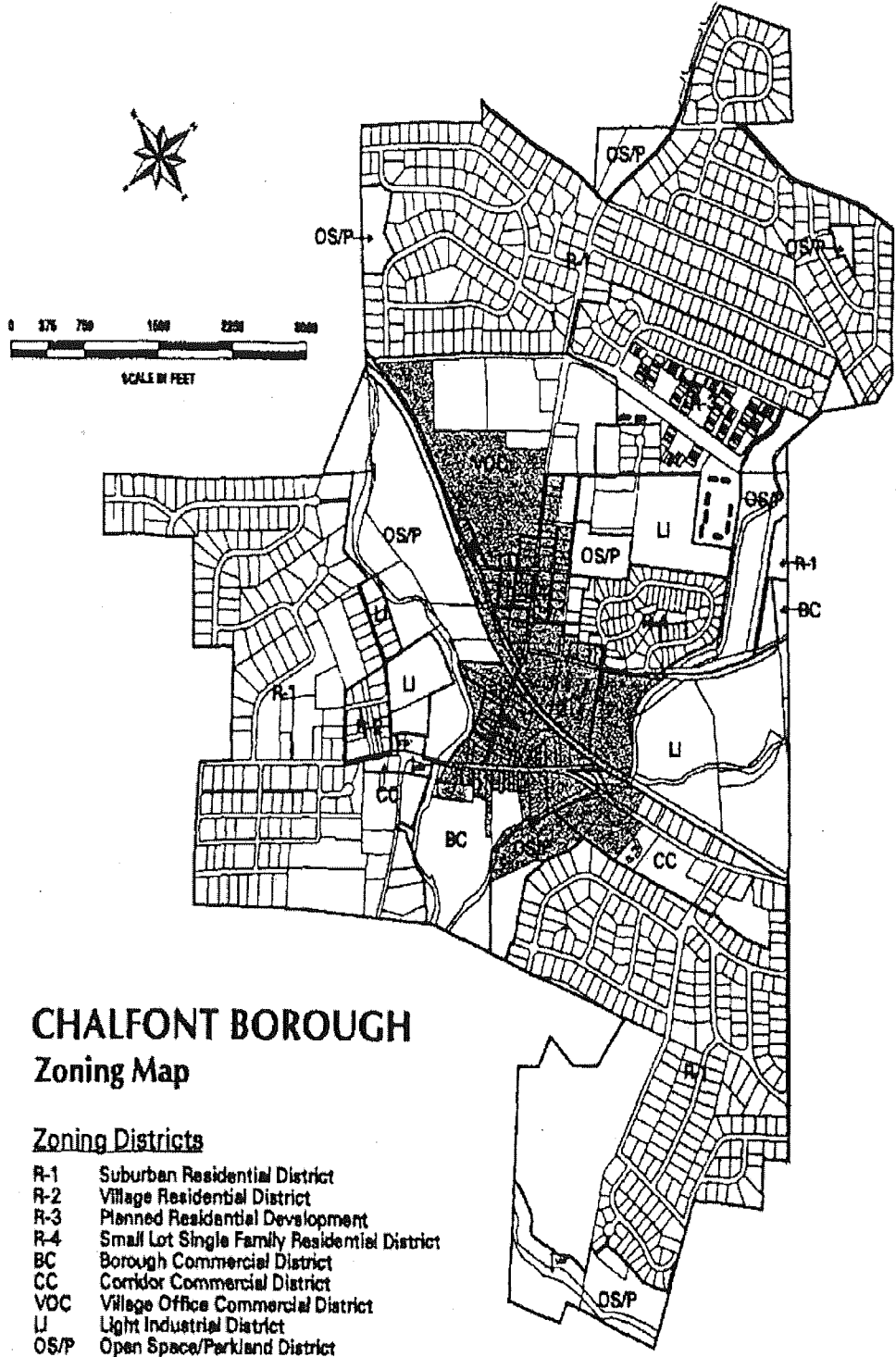
Scientific Name	Common Name
<i>Scutellaria integrifolia</i> L.	Rough Skullcap
<i>Scutellaria lateriflora</i> L.	Blue Skullcap
<i>Sium suave</i> Walt.	Common Waterparsnip
<i>Smilax hispida</i> Muhl.	Bristly Greenbriar
Sparganium (all species)	Burreed
<i>Spiraea Latifolia</i> (Ait.) Borkh.	Broadleaf Meadowsweet Spiraea
<i>Spiraaaaea tomentosa</i> L.	Hardhack
<i>Symplocarpus foetidus</i> (L.) Nutt.	Common Skunkcabbage
<i>Thelypteris thelypteroides</i> (Michx.) J. Holub	Marsh Fern
<i>Triadenum virginicum</i> (L.) Raf.	Marsh St. Johnswort
<i>Typha angustifolia</i> L.	Narrow-Leaved Cattail
<i>Typha latifolia</i> L.	Common Cattail
<i>Ulmus americana</i> L.	American Elm
<i>Ulmus rubra</i> Muhl.	Slippery Elm
<i>Vaccinium corymbosum</i> L.	Highbush Blueberry
<i>Vaccinium macrocarpon</i> Ait.	Large Cranberry
<i>Verbena hastata</i> L.	Blue Verbena
<i>Viburnum dentatum</i> L.	Arrow-Wood
<i>Viburnum recognitum</i> Fernald	Arrow-Wood
<i>Woodwardia areolata</i> (L.) T. Moore	Netted Chainfern
<i>Ziznia aquatica</i> L.	Annual Wildrice



27 Attachment 6


Borough of Chalfont

Appendix B



CHALFONT BOROUGH
Zoning Map

Zoning Districts

- R-1 Suburban Residential District
- R-2 Village Residential District
- R-3 Planned Residential Development
- R-4 Small Lot Single Family Residential District
- BC Borough Commercial District
- CC Corridor Commercial District
- VOC Village Office Commercial District
- LI Light Industrial District
- OS/P Open Space/Parkland District
-  Historic District

Prepared by Bucks County Planning Commission, Marsh, 2000

