

**HARRIS TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 379**

AN ORDINANCE OF THE TOWNSHIP OF HARRIS, CENTRE COUNTY,  
PENNSYLVANIA AMENDING CHAPTER 11, ENTITLED "SUBDIVISION AND LAND  
DEVELOPMENT" AND CHAPTER 12, ENTITLED "ZONING" TO REPEAL CORRIDOR  
OVERLAY ZONING DISTRICT STANDARDS AND ESTABLISH LANDSCAPING AND  
SCREENING REQUIREMENTS

Be it ENACTED AND ORDAINED by the Board of Supervisors of the Township of Harris, and it is hereby enacted and ordained by authority of the same, as follows:

SECTION 1: The following is added to Harris Township Code Chapter 11, Article 3, Section 11-3.1C:

(14) Meet regulations and provide a Landscaping Plan in compliance with §12-7.10, Landscaping and Screening Regulations.

SECTION 2: The following is added to Harris Township Code Chapter 11, Article 4, Section 11-4.1B:

(7) Design Requirements. All portions and sides of non-residential buildings abutting an arterial street that have walls visible from a street shall be surfaced with the same and/or compatible materials as are used on the designated fronts of the buildings. Site plan elevation drawings shall be required for all visible surfaces and shall include a description of the exterior surface building materials. All rooftop mechanical systems shall be screened by fencing or other means.

SECTION 3: The following is added to Harris Township Code Chapter 11, Article 4, Section 11-4.4B (3):

(a) Properties directly abutting an arterial street needing to provide access to each shall be limited to not more than one driveway for each 20 feet of frontage. If multiple access points exist prior to the submission of the plan, a design shall be implemented which reduces the number of access points to the arterial street.

SECTION 4: Harris Township Code Chapter 12, Article 2, Section 12-2.1 is hereby amended as follows:

Corridor Overlay District, and its associated symbol, shall be removed from the table.

SECTION 5: Harris Township Code Chapter 12, Article 2, Section 12-2.4A(21)(d) is hereby amended as follows:

(d) Access requirements. Industrial parks shall have frontage on and/or direct motor vehicle access to an arterial roadway.

SECTION 6: Harris Township Code Chapter 12, Article 2, Section 12-2.4A(21)(d)[1] and Section 12-2.4A(21)(d)[2] are hereby repealed.

SECTION 7: Harris Township Code Chapter 12, Article 2, Section 12-2.6K is hereby repealed.

SECTION 8: Harris Township Code Chapter 12, Article 5, Section 12-5.4 is hereby repealed with the section reserved for future use.

SECTION 9: Harris Township Code Chapter 12, Article 5, Section 12-5.5C and Section 12-5.5D are hereby repealed, with all other items in this list remaining.

SECTION 10: Harris Township Code Chapter 12, Article 7, Section 12-7.9C is hereby amended as follows:

(6) Raised islands design and location.

(a) Raised islands shall be installed at the ends of all parking bays abutting an aisle or driveway, and every fifteen (15) parking spaces with a minimum of seven (7) parking spaces between islands.

(b) Raised islands shall be bordered by a curb four (4) inches high wherever it abuts a space or aisle and shall be 9-feet wide by 18-feet in length.

(c) Islands shall contain one (1) small crown tree and two (2) shrubs and may be combined with grass and other similar vegetative material or crushed stone

[1] To retain visibility, trees shall have a clear trunk of at least five feet above the ground. Shrubs and other landscape material shall not exceed three feet in height.

(d) Trees which have low-growing branches, gum or moisture which may drop on vehicles, or blossoms, thorns, seeds or pods which may clog drainage facilities shall be prohibited in parking islands.

(e) Utility poles and light standards are permitted within the raised islands. The location of any landscaping shall not interfere with the illumination of the parking area.

SECTION 11: Harris Township Code Chapter 12, Article 7, Section 12-7.10 is hereby repealed and replaced as follows:

Landscaping and Screening Regulations

- A. Purpose and Intent. The purpose of this section is to provide landscaping and screening requirements which:
- (1) Enhance the aesthetics and the quality of life in the community through seasonal diversity of plantings.
  - (2) Protect the public, health, safety, and welfare by:
    - (a) Screening incompatible land uses.
    - (b) Minimizing noise, air, water, dust, and visual pollution.
    - (c) Preserving property values and the character of neighborhoods.
    - (d) Reducing the heat and glare absorbed and radiated by development.
    - (e) Helping to control soil erosion.
    - (f) Increasing traffic safety.
    - (g) Mitigating stormwater runoff on site and improving water quality.
    - (h) Providing wildlife habitat and protecting and restoring non-invasive plants in communities.

B. Applicability

- (1) Screening Regulations: Screening regulations, consistent with the provisions of this ordinance shall be required for all subdivision plans, land development plans, and site plans when a Commercial or Industrial District adjoins a Residential District. If no development is occurring within 100-feet of a residential zoning district, a screen isn't required. Agricultural uses and residential uses are exempt.
- (2) Landscaping Regulations: Landscaping regulations, consistent with the provisions of this ordinance, shall be required for all non-residential land development plans and site plans. Agricultural uses and residential uses are exempt.

C. General. The following standards shall apply to all plant materials or transplanted trees, as required under this chapter.

- (1) All selected trees shall be included on the tree list maintained by the Harris Township Shade Tree Commission.
- (2) Plantings should be selected and located where they will not contribute to conditions hazardous to public safety. Such locations include, and are not limited

to, underground and aboveground utilities and clear sight triangle areas required for unobstructed views at street intersections.

- (3) All landscaping trees and planting materials adjacent to parking areas, loading areas or driveways shall be properly protected by barriers, curbs or other means from damage by vehicles. In addition, the tree or shrub shall be planted a minimum of three feet from any curb.
- (4) Any required landscape or screening material which does not survive shall be replaced within one year for the life of the project to achieve visual effect of the landscaping and screening.

D. **Conflicting Requirements.** In the event that one or more of the provisions of this section are applicable and there is a conflict among them, the more restrictive requirement shall apply.

E. **Landscaping Plan Required.** When a site plan or land development plan requires the installation of landscaping and/or screening, subject to the requirements of this chapter, a landscaping plan shall be submitted on a separate plan sheet. The landscaping plan shall show the following:

- (1) The location of all screening yards, planting areas and fencing shall be graphically depicted.
- (2) The plan must graphically depict the distribution, mature height and spread of all required plant materials. A list maintained by the Shade Tree Commission of Harris Township includes the preferred planting types.
- (3) The plan shall show a table that identifies the required and proposed number of trees being provided. The table shall also identify the crown size at mature height and the symbol used to identify the tree.
- (4) The plan must identify the materials for the fencing, and specific size and species of plantings, which will be used for landscaping and screening.
- (5) Any existing trees located on-site that meet the credit requirements for screening or landscaping plantings may be used, and an inventory of those trees shall be shown on the landscaping plan including the location, size and type of tree.

F. **Modification of landscape plan after recordation.** Any modification to landscape and screening elements as required and approved pursuant to these and any other regulations of the Harris Township Code, shall be permitted as follows:

- (1) Modifications to the landscape plan, including substituting required trees shall be permitted at a one-for-one ratio for a tree with a similar size crown.

- (2) Landscape elements which are blighted or die as a result of natural causes shall be replaced within one growing season with a tree of similar size crown.
- (3) Due to site constraints some substitution of landscape material shall be permitted as follows:
  - (a) Three (3) small crown trees may be substituted for every one (1) large crown tree required.
  - (b) Two (2) medium crown trees may be substituted for every one (1) large crown tree required.

G. Screening regulations.

- (1) When a screen is required, it shall be a continuous pervious planting bed consisting of sight obscuring evergreen plantings, as well as grass or ground cover, no less than five (5) feet and no greater than twenty (20) feet from the adjacent use requiring said screen.
- (2) The required plant material shall be distributed over the entire length of the property to ensure a complete visual screen.
- (3) Required screens shall be reserved for open space and landscaping. No proposed building addition, structure, parking area or any other type of physical land improvement shall be located in a required screen, provided that driveways and roads may cross required screens, if necessary, to provide access to the building site. Sidewalks, bikeways and pedestrian paths may also be located within required screens.
- (4) The screen shall not encroach upon the clear sight triangle as required for unobstructed views at street intersections and driveways.
- (5) Plantings shall be at least four (4) feet in height at the time of planting and six (6) feet at the time of maturity.
- (6) In addition to the planting requirements listed above, sight-proof fencing can be utilized to decrease the planting requirements listed in this section. Sight-proof fencing shall meet the following requirements:
  - (a) Sight-proof fencing must be a minimum of six feet but no more than eight feet in height.
  - (b) Sight-proof fencing must be kept in an attractive state and in good repair at all times.

- (c) Sight-proof fencing must be made of wood, polywood, masonry, or decorative metal.
  - (d) Sight-proof fencing must be permanently anchored to the ground by a base situated or located entirely upon the property.
  - (e) Sight-proof fencing must be installed, no less than ten (10) feet and no greater than twenty (20) feet of the property line.
  - (f) One (1) evergreen planting shall be required every twenty (20) feet.
  - (g) Fences do not relieve requirements for landscaped screens. When utilizing a fence, landscaped screens shall be located between the adjacent property the applicant is required to screen from and the proposed fence and meet the Screening regulations as listed in Subsection 7, above.
  - (h) The requirements above are minimum standards; additional plant material, berms or architectural elements may be included in the screen area at the applicant's discretion.
- (7) Plants shall be selected and installed in a manner that prevents the creation of nuisances at maturity.
- (8) Existing vegetation for screens. The use of existing vegetation is encouraged as a means of preserving the natural environment. This can be done as follows:
- (a) If an existing hedgerow or forested area is located within a proposed screening yard, the use of existing vegetation is permissible, to the extent that a suitable screen will be provided.
- [1] Existing evergreen trees of at least six (6) feet in height may be substituted for required screening trees on a one-for-one basis.

#### H. Landscaping regulations.

- (1) The installation of landscaping is required for all non-residential land development plans and site plans, the plan shall address the following:
- (a) Minimum landscaping requirements.
    - [1] No less than 75% of open areas, which includes areas not used for buildings, parking, or sidewalks, shall be landscaped with living groundcover. Shredded bark, wood chips, or other organic mulch shall not be considered living groundcover.
    - [2] All landscaping materials provided shall be maintained in good

condition and present a healthy, neat and orderly appearance.

(b) Front yard landscaping required.

[1] A minimum of one small crown tree shall be provided for every twenty (20) linear feet within the required front yard setback, with no less than three trees being provided in any front yard setback. Required tree plantings may be grouped within the front yard setback in order to avoid blocking the visibility of the front façade of structures on the property.

[2] A minimum of one (1) shrub must be provided every eight (8) linear feet within the required front yard. Shrubs must be a minimum of two (2) feet in height at the time of planting and must reach a minimum of three (3) feet at maturity.

(c) Side and rear yard landscaping required.

[1] A minimum of one (1) medium crown tree for every thirty (30) linear feet, one small crown tree per twenty-two (22) linear feet, or one large shrub/dwarf tree per fifteen (15) linear feet shall be provided.

(2) Existing vegetation for landscaping. The use of existing vegetation is encouraged as a means of preserving the natural environment. This can be done as follows:

(a) If an existing tree is located within a front, side or rear yard, the use of existing vegetation is permissible, to the extent that subsections 8.A.ii. and 8.A.iii., above, are being met.

[1] Existing trees of similar crown size may be substituted for required landscaping trees on a one-for-one basis.

I. Installation and maintenance of landscaping and screening materials.

(1) All plant materials shall be installed to current industry standards.

(2) Maintenance and replacement of plant materials are required and shall be the responsibility of the property owner in perpetuity. Any planting with foliage that is damaged or compromised in the amount of 25% or more shall be considered dead and must be replaced at the next growing season. Preserved plantings are not exempt from this requirement.

(3) Landscape maintenance should incorporate environmentally sound management practices, including use of beneficial reuse water available from UAJA for irrigation, drip irrigation or rain barrels and gardens. Pruning should take place regularly for plant health and public safety, replacing dead materials annually.

- (4) Any plant material that could endanger safety, such as unstable limbs, shall be removed and the plant material replaced if necessary.
- (5) Required plant material shall be maintained to achieve the intended visual effect of the screening, so long as the identified use requires said screening.

J. Guarantee.

- (1) Prior to surety being released for the proposed vegetation, the applicant shall provide an as-built to the Township.
- (2) The applicant shall be required to post financial security for the maintenance and/or replacement of the proposed vegetation, including compensatory plantings, during the 18-month guarantee period. The amount of the financial security shall be equal to 110% of the amount of the cost estimate submitted with the approved Landscape Plan.
- (3) If existing trees are being preserved and utilizing a credit to meet planting requirements, financial security shall be required when soil disturbance is within the dripline. Financial security is not required for existing preserved trees outside the construction limits or for material not being used to satisfy the minimum requirements of this Ordinance.
- (4) The applicant shall include a plan note that states the following:

“The property owner is responsible for the maintenance of all planting materials required by this ordinance in perpetuity.”

SECTION 12: Harris Township Code Chapter 12, Attachment 1 is hereby repealed in its entirety.

SECTION 13: Any Ordinance or parts of Ordinances of the Township of Harris, Centre County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this ordinance.

SECTION 14: This Ordinance shall be effective immediately upon adoption.

ENACTED AND ORDAINED this 10th day of November, 2025.

HARRIS TOWNSHIP  
BOARD OF SUPERVISORS

---

Bruce Lord, Chair

Nigel Wilson, Vice-Chair

Dennis Hameister, Supervisor

Franklin Harden, Supervisor

Tracey Moriarty, Supervisor

ATTEST:

Mark Boeckel, Secretary