

**LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE**

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**EXHIBITS**

Exhibit 1 - Application for Subdivision and Land Development Review  
     Subdivision and Land Development Plan Submission Checklist  
     Subdivision and Land Development Plan Requirement Checklist

Exhibit 2 - Owner's Certification and Dedicatory Statement

Exhibit 3 - Plat Approval Blocks

Exhibit 4 - Professional Certifications

Exhibit 5 — Time Extension Agreement

Exhibit 6 - Financial Security and Performance Bond Agreement  
     Financial Security and Escrow Agreement with Township as Escrow Agent  
     Financial Security and Escrow Agreement with Third Party as Escrow Agent

Exhibit 7 - Sample Financial Security and Irrevocable Letter of Credit Agreement

Exhibit 8 - Intersection Sight Distance and Clear Sight Triangle

Exhibit 9 - Lower Paxton Township Road Network Map

**ARTICLE 1 GENERAL  
PROVISIONS**

**§ 180-101. Short Title**

These regulations, rules and standards for planning, subdividing and developing land within Lower Paxton Township, including procedures for application, administration, and penalties for violation, shall be known, cited, and referred to as Chapter 180 - Lower Paxton Township Subdivision and Land Development Ordinance of 2010.

**§180-102. Purpose**

The general purpose of this Ordinance shall be to guide and regulate the harmonious planning, subdivision, and development of land in order to promote and protect the public health, safety, convenience, comfort, prosperity, and general welfare of the residents of Lower Paxton Township by:

- A. Ensuring the orderly and effective integration of subdivisions and land development into the development of the Township,
- B. Ensuring sites suitable for building purposes and human habitation.
- C. Ensuring conformance of subdivision plans with public improvement plans and programs.
- D. Ensuring coordination of inter-municipal public improvement plans and programs.
- E. Ensuring the protection of water resources and drainage ways and other natural . features.
- F. Ensuring the efficient movement of traffic.
- G. Ensuring the management of stormwater run-off problem areas.
- H. Ensuring the equitable handling of all subdivision plans by providing uniform standards and procedures.
- L Ensuring the greater health, safety, and welfare of the citizens of the Township.
- J. Ensuring the efficient and orderly extension of community services and facilities at minimum cost and maximum convenience.
- K. Providing for and protecting amenity, convenience, future governmental economic, practical, social and cultural facilities, development and growth, as well as the improvement of governmental procedures and functions.
- L. Providing uses of land and structures, type and location of streets, public grounds, and other facilities.
- M. Minimizing such problems as may presently exist or which may be foreseen.
- N. Complying with all provisions of the Pennsylvania Municipalities Planning Code and generally implementing the Comprehensive Plan of the Township

**§ 180-103. Authority to Review and Approve**

- A. The Lower Paxton Township Board of Supervisors shall have the authority to approve or disapprove all preliminary and final subdivision or land development plan applications as required herein.
- B. The Lower Paxton Township Planning Commission is hereby designated as the agency which shall review and make recommendations on all subdivision and land development plan applications as required herein, prior to action on the same by the Board of Supervisors.
- C. All applications for subdivision and land development shall be forwarded, upon receipt by Lower Paxton Township, to the Dauphin County Planning Commission with appropriate application and fees submitted and paid by the Applicant, for review and report. The Board of Supervisors shall not approve such applications until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission. As evidence of their review and report, officials of the County Planning Commission will sign final plans which have been formally approved by the Township before such plans are presented for recording at the Dauphin County Recorder of Deeds office.

**§ 180-104. Application of Regulations**

- A. No subdivision or land development of any lot, tract or parcel of land located in Lower Paxton Township shall be effected; no street, sanitary sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings thereon unless and until a final subdivision or land development plan as herein required has been approved by the Board of Supervisors and publicly recorded in the manner prescribed herein.
- B. No lot in a subdivision may be sold; no permit to erect or alter any building upon land in a subdivision or land development may be issued; and no building may be erected or altered in a subdivision or land development, unless and until a final subdivision or land development plan has been approved by the Board of Supervisors and recorded, and until completion of the construction of all of the required improvements or adequate financial security has been provided as required in the manner prescribed herein.

Unit or condominium land development of real property is included within the meaning of land development as defined herein, and must comply with these regulations. Such compliance shall include, but not be limited to, the filing of preliminary and final plans, payment of established fees and charges, location of each structure and clear definition of each unit, public easements, common areas, improvements and all easements appurtenant to each unit.

All subdivision and land development plans are subject to zoning regulations as they apply to use and density requirements, setbacks, height, parking and other such zoning related requirements.

**Interpretation**

In interpreting and applying the provisions of this Ordinance, said provisions shall be held as the minimum requirements for the promotion of public health, safety, comfort, convenience, and greater welfare.

In any case where a provision of this Ordinance is found to conflict with a provision of the Zoning Ordinance of Lower Paxton Township, the more restrictive standard shall apply unless the context of the Zoning Ordinance intends otherwise. In any case where a provision of this Ordinance is found to conflict with a provision of a zoning, building, fire, safety or health ordinance or code of Lower Paxton Township

or law, rule or regulation of the Commonwealth of Pennsylvania, the provisions which establish the more restrictive standard for the promotion of the health and safety of the people shall prevail.

In the case of any conflicts, discrepancies, ambiguities or other similar situations requiring interpretation, the Board of Supervisors of Lower Paxton Township shall have the sole duty and authority to interpret the provisions of this Ordinance. The Board of Supervisors may however, rely upon the advice and technical guidance of those officials of the Township having regulatory duties in reviewing and enforcing this Ordinance.

The exhibits attached to this ordinance are for illustrative purposes only and are subject to change by resolution of the Board of Supervisors.