

**LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Ordinance No. 2009-16

1. **TITLE.** A New Ordinance generally regulating subdivision of land and land development with the Township. The New Subdivision and Land Development Ordinance addresses the following subject areas: Article 1 – General Provisions: Short Title, Purpose, Authority to Review and Approve, Application of Regulations, Interpretation; Article 2 – Definitions; Article 3 – Plan Processing Procedures: Intent, Pre-Application Sketch Plans, Preliminary Subdivision or Land Development Applications, Final Subdivision or Land Development Applications, Improvement & Maintenance Guarantee, Reimbursement of Review Costs, Dedication of Improvements, Digital Plan Requirements; Article 4 – Plan Specifications and Requirements: Intent, Sketch Plan Requirements, Preliminary Plan Requirements, Final Plan Requirements; Article 5 – Design Standards: Intent, Application, Streets, Easements, Blocks, Building Lots, Site Lighting, Sidewalks & Pedestrian Pathways, Curbing, Site Excavation & Grading, Sewage Facilities, Water Supply Facilities, Fire Hydrants, Design Standards in Floodplains, Landscaping Design Standards, Street Signs & Traffic Control Devices, Utility Construction, Regulatory Wetlands, Site Retaining Walls, Monuments & Markers, Natural Features Preservation, Dedication of Recreation Land & Fee Requirements; Article 6 – Traffic Impact Studies: Intent, General Provisions, Contents, Final Report, Responsibility for Improvements; Article 7 – Hydrogeologic Analysis and Water Quality Testing: Test Required, Test Standards & Procedures, Water Quality Test; Article 8 – Improvement & Construction Requirements: Intent, Preconstruction Meeting Requirements, Street Construction, Curb Construction, Sidewalk Construction, Traffic Signal Construction, Changes Following Plan Approval, As-Built Plans; Article 9 – Mobile Home Park Regulations: Grant of Power, Purpose, Authority & Application, Plan Requirements & Processing Procedure, Design Standards, Improvement & Construction Requirements, Standards for Mobile Home Parks in Floodplain Areas; Article 10 – Traffic Calming: Intent, General Provisions; Article 11 – Administration: Intent, Administration & Enforcement, Modification of Requirements, Appeals, Schedule of Fees, Enforcement & Penalties, Effect of Change of this Ordinance, Validity & Severability, Effect of Plan Approval on Official Map; 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 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.

2. **SHORT TITLE.** This Ordinance shall be known and be cited as the “Lower Paxton Township Subdivision and Land Development Ordinance of 2010.”

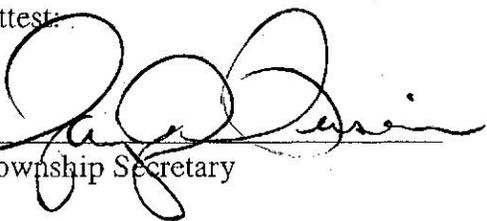
3. **SEVERABILITY.** It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid or ineffective, if it had advance knowledge that any part would be declared invalid or ineffective. If the entire New Subdivision and Land Development Ordinance should be declared invalid or ineffective, the Lower Paxton Township Subdivision and Land Development Ordinance that was in effect immediately prior to the enactment of the New Subdivision and Land Development Ordinance shall automatically be reinstated as the Subdivision and Land Development Ordinance for Lower Paxton Township.

4. **PROCEDURAL DEFECTS IN ENACTMENT.** Allegations that this Ordinance or any amendment was enacted in a procedurally defective manner shall be appealed as provided in Pennsylvania law and be filed not later than 30 days after the intended effective date of the Ordinance or amendment.

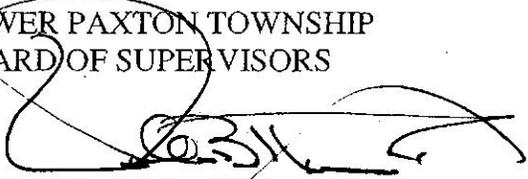
5. **REPEALER.** The pre-existing Lower Paxton Township Subdivision and Land Development Ordinance, as amended, is hereby repealed, in addition to the repeal of any other Township ordinances or resolutions or parts thereof that were adopted prior to this Ordinance that are clearly in direct conflict with this Ordinance.

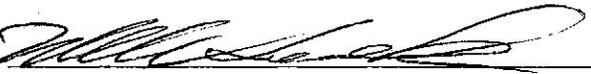
6. **ENACTMENT.** Under the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Board of Supervisors of Lower Paxton Township hereby enacts and ordains into an Ordinance that attached document this date of November 1, 2010. This Ordinance shall become effective in five (5) calendar days.

Attest:

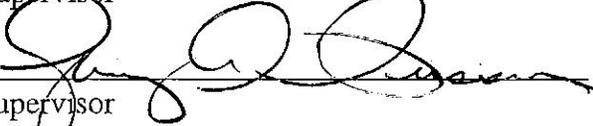

Township Secretary

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS


Chairman


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Supervisor


Supervisor