

WEST FINLEY TOWNSHIP, PENNSYLVANIA

ORDINANCE 1 OF 2001

AN ORDINANCE AMENDING ORDINANCE NO. 1 OF 1990, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TO UPDATE FORMAT AND TERMS; CHANGE THE MINIMUM FRONT, CORNER, AND REAR YARD SETBACKS; REQUIRE A WRITTEN SUMMARY CHECKLIST WITH EACH SUBDIVISION PLAN; INCREASE THE MINIMUM LOT SIZE TO 2 ACRES WHEN ON-LOT SEWAGE AND WATER AND 1 ACRE WHEN THERE IS PUBLIC WATER OR SEWAGE; AND ESTABLISH SETBACKS FOR ON-LOT SEWAGE SYSTEMS.

WHEREAS, the West Finley Township Planning Commission has worked for over two years to draft a zoning ordinance for the Township. The same is scheduled for public hearing before the Board of Supervisors in the near future.

WHEREAS, the Subdivision Ordinance must be updated and changed to be consistent with the proposed zoning ordinance.

WHEREAS, setbacks and lot sizes must be increased to protect the health of Township residents because most of the Township is not served by public water or sewers.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Finley Township, Washington County, Pennsylvania that Ordinance 1 of 1990 - Subdivision and Land Development Ordinance enacted on February 26, 1990 is hereby amended as follows:

SECTION 1: Article III - Application and Plan Requirements:

A. Section 304B.3.d. is amended to provide that the plan is

prepared by a professional land surveyor, so that Section 304B.3.d. shall provide as follows:

- d. Name of professional land surveyor who surveyed the property and prepared the plan,

B. Section 306 A. is amended to provide that subdivision plans shall be drawn on mylar and not linen, so that Section 306A shall read as follows:

- A. Shall be drawn on mylar and shall be on standard sheets in multiples of eighteen (18) inches by twenty-four (24) inches with a border of one-half ($\frac{1}{2}$) inch on all sides except the binding edge which shall be one and one-half ($1 \frac{1}{2}$) inches. More than one (1) sheet may be used for larger tracts and must be indexed.

C. Section 306F. shall be amended to require that the subdivision plan include a completed Subdivision Review Summary Checklist so that new Section 306F.14. shall provide as follows:

- 14. A completed Subdivision Review Summary Checklist shall be submitted with the plan mylar.

SECTION 2: Article V - Design Standards.

A. Section 503A. is amended to increase the minimum square footage of residential lots without public water or sewage to 87,120 square feet; and Section 503B. is amended to increase residential lots served by one public facility to 43,560 square feet. So that Sections 503A. and 503B., as amended, shall provide as follows:

- A. Residential lots where not served by either public water or sanitary sewers shall not be less than two hundred (200) feet wide at the building line nor less than eighty-seven thousand one hundred twenty (87,120) square feet or 2 acres in area per family.
- B. Residential lots where served by one (1) public facility, that is either public water or sanitary sewers, shall not be less than one hundred (100) feet wide at the building line or nor less than forty-three thousand five hundred sixty (43,560) square feet or 1 acre in area per family.

B. Section 503I. shall be amended to increase the front yard building line setback to fifty (50) feet from the center of the street and the building line at corner lots to fifty (50) feet at the front and side yard, so that Section 503I., as amended, shall provide as follows:

- I. Lots abutting minor streets shall front upon the street which parallel the long dimension of the block, if possible.

BUILDING LINES:

The following shall be considered minimum on all streets:

	Corner Lots	
<u>Front Yard</u>	<u>Front Yard</u>	<u>Side Yard</u>
50 feet	50 feet	50 feet

C. Section 504 is amended to change the rear yard setback to fifteen (15) feet and to add minimum setbacks for on-lot sewage systems from any property line, so that Section 504, as amended, shall provide as follows:

504 - OTHER MINIMUM SETBACKS:

A. Other minimum setback distances shall be:

Side Yard	20 feet from the main building
Rear Yard	15 feet.

B. On-lot sewage system:

1. No part of an on-lot sewage system shall be placed closer than 200 feet to any property line if the property has a 10-acre sewage permit exemption.
2. For all other property without a 10-acre sewage permit exemption, no part of an on-lot sewage system shall be placed closer than seventy-five (75) feet to any property line.

SECTION 3: Article VI - Improvements.

References in Sections 601D.3. and 601E.2. to the Pennsylvania Department of Highways shall be changed to the Pennsylvania Transportation Publications so that Section 601D.3., as amended, shall provide as follows:

3. Base Course:

Eight (8) inch thick (rolled measurement) native stone, limestone, or crushed slag properly graded and meeting the requirements of the current specifications of the Pennsylvania Transportation Publications form 408, and subject to their complete tests. Lesser base courses, to a minimum of six (6) inches, may be authorized on advice of the Township Supervisors on smaller streets where the character of the drainage of the subgrade, the

size of the subdivision and the nature of the traffic warrants.

and Section 601E.2., as amended, shall provide as follows:

2. Pavement:

A two and one-half (2 ½) inch bituminous plant-mixed surface shall be placed on the prepared base to meet the requirements of the specifications of the Pennsylvania Transportation Publications Form 408. Where a six (6) inch base is authorized, a bituminous surface treatment in accordance with an AT-1 specifications complying with the Pennsylvania Transportation Publications Form 408 may be used. Where concrete pavement is used, the standard requirements of the Pennsylvania Transportation Publications shall govern and all work shall be performed in the manner prescribed in the standard specifications for road construction of said Department, and shall be approved by the Engineer. Minor streets shall be at least six (6) inches in thickness and conform to the specifications of the Pennsylvania Transportation Publications. Either type of pavement listed above must be approved by the Township Supervisors before application. Said installation shall be under the direct supervision of the Township Supervisors.

SECTION 4: Article VII - Conditions of Acceptance.

Section 701E. shall be amended to give the Township Supervisors discretion to require a written agreement with the developer before approving any subdivision plan so that Section 701E., as amended, shall provide as follows:

- E. Before approving any subdivision plan, the Township Supervisors may require a written

agreement that necessary grading, paving and street improvements, side walks, street lights, fire hydrants, water mains, and sanitary sewers, as may be required by the municipality shall be installed in strict accordance with the standards and specifications by the subdivider within a specified time period. The written agreement shall include a bond, deposit of funds, or other securities sufficient in amount, as shall be determined by the Township Supervisors, to cover the cost of such improvements. If the improvements shall not have been installed within the time required and in accordance with the standards and specifications, such deposit shall be forfeited to the municipality. Upon written certification by the Township Supervisors that such improvements have been satisfactorily completed, the deposit shall be returned to the developer.

SECTION 5: Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 6: Effective Date.

This ordinance shall take effect five (5) days after passage.

ORDAINED AND ENACTED by the Supervisors of West Finley Township, Washington County, Pennsylvania this 17th day of December, 2001.

BOARD OF SUPERVISORS
WEST FINLEY TOWNSHIP
By:

Robert H. Richey
Chairman

ATTEST:

Norma Jean Morris
Secretary