

TABLE OF CONTENTS

ARTICLE I - GENERAL PROVISIONS

	<u>PAGE I -</u>
100 Repealer and Conflict	1
101 Title and Short Title	1
102 Jurisdiction	1
103 Purpose	2
104 Interpretation	3
105 Effect of Ordinance Changes	3
106 Subdivision or Land Development Re-design	5
107 Liability	5
108 Pennsylvania Municipalities Planning Code Amendments	5
109 Severability	5
110 Effective Date	5

ARTICLE II - DEFINITIONS

	<u>PAGE II -</u>
201 Tense, Gender, and Number	1
202 General Terms	1
203 Terms or Words Not Defined	1
204 Specific Terms	1

ARTICLE III - PLAN PROCESSING

	<u>PAGE III -</u>
301 General	1
302 Sketch Plan	1
303 Preliminary Plans for Major Subdivisions	4
304 Final Plans for Major Subdivisions	7
305 Minor Subdivisions	11
306 Plans for Land Developments	14
307 Reserved	
308 Lot Improvement Subdivisions	18
309 Subdivision From Large Parcel	19
310 Contiguous Municipalities	19

ARTICLE IV - PLAN REQUIREMENTS

	<u>PAGE IV -</u>
401 Sketch Plan Overlay Sheet	1
402 Preliminary Plan Requirements for Major Subdivisions	1
403 Final Plan Requirements for Major Subdivisions	8
404 Minor Subdivisions, Final Plan Requirements	11
405 Plan Requirements for Lot Improvement Subdivisions	14
406 Plan Requirements for Land Developments	14

ARTICLE V - IMPROVEMENT CONSTRUCTION AND GUARANTEES, AND OPEN LAND

PAGE V -

500 General 1

501 PA DOT Required Improvements 1

502 Sections/Stages 1

503 Improvement Construction Guarantees 1

504 Improvements Construction 4

505 Improvement Maintenance Guarantee 4

506 Continued Ownership and Maintenance of Improvements 5

507 Open Land and Recreation Land - Ownership and Maintenance 6

508 Subdivision and/or Land Development Improvements Agreement 9

ARTICLE VI - DESIGN STANDARDS AND SPECIFICATIONS

PAGE VI -

601 General Design Standards; Township Zoning Requirements 1

602 Four-Step Design Process 6

603 Conservation Open Space Standards 10

604 Reserved

605 Resource Conservation Standards for Site Preparation and Cleanup 11

606 Blocks and Lots 12

607 Streets/Roads 15

608 Monuments and Markers 30

609 Storm Water and Drainage Control 31

610 Soil Erosion and Sedimentation Controls 31

611 Water Supply and Sewage Disposal 31

612 Reserved

613 Utilities 35

614 Sidewalks 35

615 Landscape Requirements; Trees and Vegetation 36

616 Street Lighting 48

617 Traffic Signs and Signals 48

618 Wetlands 48

619 Multi-Family Dwellings 48

620 Community Facilities and Recreation Fees 49

621 Floodplain 50

ARTICLE VII - MOBILE HOME PARK STANDARDS AND REQUIRED IMPROVEMENTS

PAGE VII -

701 Application 1

702 General Standards and Requirements 1

703 Submission of Application and Compliance 1

704 Design Standards 1

705 Exceptions 4

ARTICLE VIII - CAMPGROUND DEVELOPMENT STANDARDS AND REQUIRED IMPROVEMENTS

PAGE VIII -

801 Application 1

802 General Standards and Requirements 1

803 Submission, Application and Compliance 1

804 Design Standards 2

TABLE OF CONTENTS

ARTICLE IX - COMMERCIAL AND INDUSTRIAL SUBDIVISIONS AND LAND DEVELOPMENTS

PAGE IX -

901 Commercial and Industrial Subdivisions and Land Developments 1
902 Sketch Plan; General Design and Site Standards 1
903 Plans 1
904 Blocks and Lots 2
905 Streets/Roads 2

ARTICLE X - ADMINISTRATION

PAGE X -

1001 Purpose 1
1002 Amendment 1
1003 Waivers/Modifications 1
1004 Preventive and Enforcement Remedies 1
1005 Fees 3
1006 Records 4

ARTICLE XI - ADOPTION

PAGE XI -

Adoption 1