

HAYCOCK TOWNSHIP SUBDIVISION ORDINANCE OF 1979

The Supervisors of Haycock Township pursuant to the authority granted to them in the Second Class Township Code and the Pennsylvania Municipalities Planning Code and acting upon the recommendation of the Haycock Township Planning Commission and the Bucks County Planning Commission do hereby enact and ordain the following ordinance which contains certain provisions which are hereinafter summarized:

ARTICLE I. AUTHORITY AND PURPOSE: This article states community development objectives and the purposes of the ordinance which are to promote, protect, and facilitate the orderly efficient development of land within the Township and to promote the health, safety, morals and general welfare of the Township as well as to insure conformance to land utilization of the Comprehensive Plan of the Township.

ARTICLE II. DEFINITION: This article contains the definitions of words and terms used in the ordinance and defines agent, alley, applicant, block, building, building setback line, cartway, clear-sight triangle, condominium, crosswalk or interior walk, cul-de-sac, density, developer, drainage facility, driveway, dwelling unit, easement, engineering consideration, erosion, flood plains, flood plain soils, floor area, floor area ratio, forest, half or partial street, impervious surface, impervious surface ratio, improvements, land development, lakes and ponds, lot, lot area, average lot area per dwelling unit, marginal access, street, multi-family building, open space, open space ratio, owner, final plan, preliminary plan, record plan, sketch plan, plot, re-subdivision, retention basin, reverse frontage lot, right-of-way, runway, sedimentation, sewage facility, site distance, site area, base site area, net buildable site area, slope, steep slopes, street, street line, structure, major and minor subdivision, performance standard subdivision, undeveloped land, utilities, water facility, wet lands, yard, front yard, rear yard, side yard.

ARTICLE III. PROCEDURE: This article provides for the procedures to be followed by a land owner in submitting sketch plans for major and minor subdivisions as well as the filing of preliminary and final plans for the subdivision. It further discusses procedures such as feasibility review, tentative approval and final approval.

ARTICLE IV. DESIGN STANDARDS: This article states the principles, standards, and requirements that will be applied in the evaluation of plans for proposed subdivision. It states therein the general standards that are applicable to all subdivisions making reference to reserve strips, lot lines and the desirability of avoiding excessive excavation. It also speaks to the subject of flooding and other hazards to life and the adequacy of existing or proposed community facilities that may serve the proposed subdivision. In addition, streets shall be designated on the plan, prohibiting dead end streets or excessive length of streets ending in cul-de-sacs and laying out a procedure to classify streets within the Township as either arterial street, collector street, primary street, secondary street, marginal access street, residential street and other. Further sections within this article refer to street standards to be in compliance with other Township ordinances and the requirements of PennDOT, street alignment, grades, intersections, and access as well as site distances. In addition design standards for erosion and sedimentation control, storm management are contained therein. In addition design standards for parking facilities are contained therein. Pedestrian paths, sidewalks, street tree plantings crosswalks and design standards for single-family developments, performance standard subdivision, planned residential developments and mobile home parks are included. In addition there are provisions for non-residential developments and for varying design standards and performance standard subdivisions and planned residential developments.

ARTICLE V. REQUIRED IMPROVEMENTS: The purpose of this article is to establish and define public improvements required to be constructed and makes reference for maintenance of streets, street signs, street lights, monuments, sidewalks, curbs and storm sewerage systems. It also provides for public water supply systems and centralized water supply and distribution systems, on-lot water distribution system, public sanitary sewers, private sanitary disposal systems, on-lot sewer and water locations, electric, telephone and communications facilities, grading, planting, community facilities and special drainage problems such as flood plain areas.

ARTICLE VI. PLAN REQUIREMENTS: This article regulates the necessary content for sketch or feasibility plans, preliminary plans and final plans designating the size of the documents to be submitted to the Planning Commission and the required content of them showing what is upon the property in its natural state and what will be laid on there after construction. This article gives further direction as to what shall be in major and minor subdivision plans and specifies the quality and quantity of the plans that are to be filed also providing for a modification procedure to be granted by the Board of Supervisors on application of the land owner and public hearing and after payment of required fees.

ARTICLE VII. ADMINISTRATION: This article provides for the enforcement of the subdivision ordinance to be by the Township Zoning Officer as the designated officer of the Supervisors for this and the Planning Commission is directed to review plans and specifications submitted by land owners and further provides for the charging of certain reasonable fees as determined by the Board of Supervisors by resolution. This section also provides for certain required contracts or improvements. This section also provides that under certain limited circumstances the Board of Supervisors may have a hearing at which the land owner may request a variance or modification from the strict application of this ordinance.

ARTICLE VIII. AMENDMENTS: This article contains provisions in strict conformity to the Pennsylvania Municipalities Planning Code concerning the procedure for making amendment to this subdivision ordinance and any appeal procedure to the Court of Common Pleas of Bucks County after going to the Township Supervisors again as provided by the Municipalities Planning Code. This article also establishes penalty provisions for violations of the ordinance and indicates that the ordinance will become effective five (5) days after approval.

A copy of the proposed Subdivision Ordinance may be reviewed at the Township office during normal business hours. The Township office is located on Harrisburg School Road, Haycock Township, Pennsylvania.

This Ordinance has been unanimously adopted by the Haycock Township Board of Supervisors on this 20th day of June, 1979.

HAYCOCK TOWNSHIP BOARD OF SUPERVISORS

Witness:

Harold W. Bell
Secretary of the Board

Edward W. White
Chairman of the Board

Ronald G. Watts
Vice-Chairman of the Board

Paul H. Hubner
Supervisor