

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE ENACTED APRIL 4, 1977 BY
THE TOWNSHIP OF BRIDGEWATER

The following is hereby enacted and ordained by the Board of Supervisors of the Township of Bridgewater, Susquehanna County, Pennsylvania.

ARTICLE II

DEFINITIONS

Section 201. DEFINITIONS

201.02 Specific Terms-As used in these regulations, terms or words shall be defined as follows:

Section 201.02 (56) of Ordinance No. 1976-B of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

Right-of way means land reserved for use as a street, ally, interior walk or for other public purposes. The right-of-way shall not be considered as land area when computing lot size except that one-half of a pipe line right-of-way and one-third of a power line right-of-way may be included.

65. Subdivision and Land Development means:

a. As defined by the Pennsylvania Municipalities Planning Code, Act 247, (as amended) "Subdivision," the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development. (The enumeration of lots and parcels shall include as a lot or parcel that portion of the original tract or tracts remaining after other lots or parcels have been subdivided therefrom.) Provided, however,

3. Section 201.02 (65a3) of Ordinance No. 1976-B of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

That land divided into parcels of ten (10) or more acres not involving any new street or streets or easement of access or public improvement, and when such parcel or parcels have no less than 400 feet of public road or public street frontage shall be exempted.

5. Section 201.02 (65a) of Ordinance No. 1976-B of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

Transfer of a lot, small than the minimum for residential use (See Table VI), to an adjacent lot owner to permit an increase in acreage of the adjacent lot shall be exempt, provided the new enlarged lot is treated as a single lot for tax purposes and for purpose of future transfers. (i.e. can not be subdivided)

ARTICLE III

PROCEDURE

SECTION 305 ADDITIONAL PROCEDURES FOR PRELIMINARY PLANS

305.03 Section 305.03 of Ordinance No. 1976-8 of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

Subdivision Fee to be Paid - To defray a portion of the expense of review, a fee as follows shall be payable (to order of "Treasurer, Bridgewater Twp. Planning Commission") upon the filing of the preliminary plan.

1. For major subdivisions and all other land developments, thirty dollars (\$30.00) plus two dollars (\$2.00) per lot within each residential, mobile home park, recreational, commercial, or industrial development or other land development. All fees assessed by the County Planning Commission shall be in addition to the above.
2. For minor subdivisions or developments, five dollars (\$5.00) plus two dollars (\$2.00) per lot or parcel. All fees assessed by the County Planning Commission shall be in addition to the above.
3. Copies of this Subdivision and Land Development Ordinance shall be provided at \$2.00 per copy.

ARTICLE V

MINOR SUBDIVISIONS

SECTION 503 PLAN REQUIREMENTS

503.01 Preliminary Plan - Nine (9) copies of the preliminary plan and required supplementary data shall be submitted to the Commission. One of these copies shall be of a permanent reproducible nature. This plan may be a sketch drawing not based on a land survey. This scale and information to be shown on or that subdivisions shall include, but not be limited to, the following:

1. A scale of not more than one hundred (100) feet to the inch. The size of the paper on which the plan is drawn shall not be less than 8½" x 11" nor more than 24" x 48"
2. Name of the municipality in which the proposed subdivision exists.
3. Name of the record owner and subdivider.
4. North point, scale, legend and date.

5. If on-lot sewage disposal is called for in the geographic location of the proposed subdivision by the Official Sewer Plan of the municipality in which the subdivision is proposed or if on-lot sewage disposal is proposed by the subdivider, then the commission will require that:

- a. the final plan must be accompanied by a copy of the sewer permit for each lot or parcel, or;
- b. the final plan must be accompanied by a statement from the municipality certified Sewage Enforcement Officer that on-lot sewage disposal is feasible for this subdivision or development, or;

c. a notarized statement from the subdivider/ developer that certain specified lot or lots may not be developed and that if such development occurs, all federal, state, county and local laws and ordinances will be complied with.

6. Provision for Future - Access roads to the interior of the contiguous property owned by the subdivider or developer must be provided and shown on the plans.

6. Section 503.01 (6) of Ordinance No. 1976-B of the Township of Bridgewater enacted April 4, 1977 is amended as follows:

Significant topographical and physical features including existing water courses, drainage, tree masses etc.

ARTICLE VI

DESIGN STANDARDS

SECTION 603 RESIDENTIAL LOT STANDARDS

TABLE VI

Table VI of Section 603 of Ordinance No. 1976-B of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

TABLE VI

LOT STANDARDS FOR RESIDENTIAL SINGLE FAMILY SUBDIVISIONS INCLUDING SINGLE MOBILE HOMES, EXCLUSIVE OF MOBILE HOME COURTS

	LOTS SERVED WITH PUBLIC WATER AND PUBLIC SEWER	LOTS NOT SERVED WITH PUBLIC WATER AND PUBLIC SEWER
Minimum Area	1/2 Acre (21,780 sq ft)	1 Acre (43,560 sq ft)
Minimum Width (feet)	100	150
Minimum Depth (feet)		200
Minimum Building Setback (feet)	40	60
Minimum for Each Side Yard (feet)	15	15
Minimum Rear Yard (feet)	25	30

ARTICLE VIII

EXCEPTIONS TO STANDARD SUBDIVISION PROCEDURES

SECTION 804 COMMERCIAL LAND DEVELOPMENT

804.02 Site Standards

3. Section 804.02 of Ordinance No. 1976-3 of the Township of Bridgewater enacted April 4, 1977 is amended to read as follows:

The minimum lot size shall conform with Table VI.

SECTION 1007 EFFECTIVE DATE

This Ordinance shall become effective October 23, 1978 and shall remain in force until modified, amended, or rescinded by the Board of Supervisors, Township of Bridgewater, Susquehanna County, PA

ADOPTED this _____ day of _____ 1978.

Supervisor

Supervisor

Supervisor

ATTEST:

Secretary