TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE # 121

AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BY AUTHORITY OF AND PURSUANT TO THE PROVISIONS OF ARTICLE V OF ACT NO. 247, AS AMENDED, OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED JULY 31, 1968, KNOWN AS CITED AS THE "PENNSYLVANIA MUNICIPALITIES PLANNING CODE", AND ANY AMENDMENTS AND SUPPLEMENTS THERE TO, AMENDING ORDINANCE NO. 111, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON MAY 7, 1990, AND KNOWN AS THE WASHINGTON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

WHEREAS, the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, adopted on May 7, 1990, Washington Township Ordinance No. 111, known as the Washington Township Subdivision & Land Development Ordinance; and

WHEREAS, the Board of Supervisors of Washington Township deems it to be in the interest and welfare of the residents of the Township to amend the Washington Township Subdivision & Land Development Ordinance as described below.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, that Ordinance No. 111, known as the Washington Township Subdivision & Land Development Ordinance, be amended as follows:

SECTION 1. ARTICLE I, SECTION 103, SUBSECTION 1 shall be changed such that the fourth word reads "land" instead of "and".

SECTION 2. ARTICLE II, SECTION 201, DEFINITIONS is hereby amended as follows:

A. The definition of "private road" is deleted from the Ordinance.

B. The definition of "private street" shall be added as follows: A private street or road which affords vehicular access to abutting properties and which exists as a private street at the date of the adoption of this Ordinance.

C. The definition of "street" is changed to read as follows: A public street, avenue, boulevard, road, highway, freeway, or parkway which affords vehicular access to abutting properties.

D. The definition of Subdivision is changed to read as follows: 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, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling shall be exempted. For the purpose of this Ordinance in deciding what is a subdivision, multiple lots, tracts or parcels which have been conveyed on one deed regardless of number of lots, tracts or parcels and regardless of the method of taxation, shall be considered to be a single lot, tract or parcel; and shall be subject to the provisions of this ordinance if any division, redivision or resubdivision of such lots, tracts or parcels is desired.

E. The definition of "lot addition" shall be added as follows: The addition of area to a particular lot by the subtraction of all or part of the area from an adjacent, adjoining or contiguous lot. In no case may the remaining area of said adjacent, adjoining or contiguous lot be reduced below the minimum area and configuration requirements set forth in this Ordinance; and in no case may the area sought to be added be physically separated from the recipient lot by a lot or lots held by others or by public or private roadway rights-of way.

SECTION 3. ARTICLE III, SECTION 308, is hereby amended as follows:

A. The first sentence shall be amended as follows: In the case of a minor subdivision (as defined) or lot addition (as defined), the applicant may apply directly for Final Plat approval in accordance with Section 307 of this Ordinance and the plans and date requirements set forth hereunder.

SECTION 4. ARTICLE V, SECTION 511, LOTS, is hereby amended as follows:

A. Subsection 1 shall be changed to read as follows: Every lot shall abut a street. However, up to three lots may abut a private street.

SECTION 5. In all other respects the provisions of Ordinance No. 111 shall remain in full force and effect.

SECTION 6. This Ordinance shall take effect five (5) days after adoption.

DULY ENACTED AND ORDAINED this 7TH day of OCTOBER, 1991, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

Juanita L. Ausherman

Juanita L. Ausherman, Secretary

Richard D. Eigenbrode

Richard D. Eigenbrode, Chairman