

CHAPTER 1228

Subdivision and Land Development Standards

1228.01 Contents of subdivision and land development ordinance.

1228.02 Application to existing Subdivision Regulations.

CROSS REFERENCES

Subdivision and land development - see Penna. Mun. Plan. Code, Art. V

Subdivision plans - see P. & Z. Ch. 1244

Subdivision design standards and improvements - see P. & Z. Ch. 1246

1228.01 CONTENTS OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Council shall cause to be made a subdivision and land development ordinance of the City, which may include, but need not be limited to:

(a) Provisions for the submittal and processing of plats, and specifications for such plats, including provisions for preliminary and final approval and for processing of final approval by stages or sections of development;

(b) Provisions for ensuring that:

(1) The layout or arrangement of the subdivision or land development shall conform to the Comprehensive Plan and to any regulations or maps adopted in furtherance thereof.

(2) Streets in and bordering a subdivision or land development shall be coordinated and be of such widths and grades and in such locations as are deemed necessary to accommodate prospective traffic and to facilitate fire protection.

(3) Adequate easements or rights of way shall be provided for drainage and utilities.

(4) Reservations, if any, by the developer of any area designed for use as public grounds shall be of suitable size and location for its designated use.

(5) Any land which is subject to flooding, subsidence or underground fires shall either be made safe for the purpose for which such land is proposed to be used or be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.

(c) Provisions governing the standards by which streets shall be graded and improved and by which

walkways, curbs, gutters, street lights, fire hydrants, water and sewerage facilities and other improvements shall be installed as a condition precedent to final approval of plats. The standards shall ensure that the streets be improved to such a condition that the streets are passable for vehicles which are intended to use such streets, provided, however, that the City shall not be required to accept such streets for public dedication until the streets meet such additional standards and specifications as the City may require for public dedication.

(d) Provisions which take into account land development not intended for the immediate erection of buildings, where it may not be possible to install streets, curbs, gutters, street lights, fire hydrants, water and sewerage facilities and other improvements as a condition precedent to final approval of plats, but where such improvements will be a condition precedent to the erection of buildings on lands included in the approved plat; and

(e) Provisions for encouraging and promoting flexibility, economy and ingenuity in the layout and design of subdivisions and land developments, including provisions authorizing the Planning Commission to alter site requirements for encouraging other practices which are in accordance with modern and evolving principles of site planning and development.

(Ord. 4398. Passed 9-10-86.)

1228.02 APPLICATION TO EXISTING SUBDIVISION REGULATIONS.

The powers granted to the City in Section 1228.01 shall not invalidate the existing Subdivision Regulations (Ordinance 3703, passed October 27, 1966, as amended), codified herein as Title Four of this Part Twelve - the Planning and Zoning Code. Such Subdivision Regulations shall continue in full effect unless otherwise amended, altered or repealed by Council.

(Ord. 3914. Passed 11-30-71.)