

**CLAY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 061410

AN ORDINANCE OF THE TOWNSHIP OF CLAY AUTHORIZED PURSUANT TO THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (“PMPC”) CREATING A COMPLETELY NEW CHAPTER 22 TO THE CODE OF ORDINANCES OF THE TOWNSHIP OF CLAY RELATING TO SUBDIVISION AND LAND DEVELOPMENT, PROVIDING FOR COMPREHENSIVE REGULATIONS FOR THE CONTROL OF THE SUBDIVISION OF LAND AND LAND DEVELOPMENT IN THE TOWNSHIP OF CLAY, INCLUDING, BUT NOT LIMITED TO, PART 1, PROVISIONS ASSOCIATED WITH AUTHORITY, TITLE, PURPOSE, JURISDICTION, CHANGES TO RECORDED PLANS, EFFECT OF ORDINANCE CHANGES ON APPROVED PLANS, SCOPE OF ORDINANCE, TREATMENT OF AGRICULTURAL BUILDINGS, COMPATIBILITY WITH OTHER PERMIT AND ORDINANCE REQUIREMENTS, AND WAIVER OF LIABILITY; PART 2, ADDING COMPREHENSIVE EXTENSIVE DEFINITIONS AND METHODOLOGY OF ADDRESSING GENERAL TERMS; PART 3, SETTING FORTH PROCEDURES FOR SKETCH PLANS, PRELIMINARY PLANS, FINAL PLANS, REVISING PREVIOUS SUBDIVISION AND LAND DEVELOPMENT PLANS, PRELIMINARY-FINAL PLANS, LOT ADD-ON PLANS, CENTERLINE SEPARATION PLANS, MINOR LAND DEVELOPMENT PLANS, IMPROVEMENT CONSTRUCTION PLANS, PROVIDING PROCEDURES FOR REQUESTING CONSIDERATION OF MODIFICATIONS OF PROVISIONS OF THE ORDINANCE AND EXEMPTIONS FROM PLANNING REQUIREMENTS FOR INSIGNIFICANT IMPROVEMENTS AND ADDING AN AGRICULTURAL BUILDING EXCLUSION, TOGETHER WITH ADDRESSING SEPARATELY PRIOR TRACTS ON ONE DEED AND EXEMPTIONS FROM THE PROCESSING OF A LAND DEVELOPMENT PLAN; PROVIDING A PART 4, RELATING TO COMPREHENSIVE INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS, INCLUDING, BUT NOT LIMITED TO, SKETCH PLANS, PRELIMINARY PLANS, FINAL PLANS, LOT ADD-ON PLANS, CENTERLINE

SEPARATION PLANS, IMPROVEMENT CONSTRUCTION PLANS, AND OTHER PLANS AND STUDIES RELATED THERETO; PROVIDING A PART 5, ASSOCIATED WITH IMPROVEMENT CONSTRUCTION ASSURANCES AND MATTERS RELATED THERETO, INCLUDING, BUT NOT LIMITED TO, FINANCIAL SECURITY, RELEASE OF SECURITY, DEDICATIONS, INSPECTIONS, AS-BUILT PLANS, MAINTENANCE OF STREETS, DEDICATION REQUIREMENTS, AND THE LIKE; PROVIDING A PART 6, RELATING TO COMPREHENSIVE DESIGN STANDARDS FOR IMPROVEMENTS REQUIRED OR PROPOSED; PROVIDING A PART 7, RELATING TO MOBILE HOME PARKS AND STANDARDS APPLICABLE TO SUCH PARKS; PROVIDING A PART 8, ASSOCIATED WITH ADMINISTRATION, INCLUDING FEES, NOTICES, CHANGES, REMEDIES, AND INSTITUTING A CIVIL ENFORCEMENT PENALTY OF \$500.00 FOR EACH DAY'S VIOLATION THEREOF, AND PROVIDING FOR SEVERABILITY, REPEALS OF PRIOR REGULATIONS, RIGHT OF ENTRY AND EFFECTIVE DATES.

A. The Board of Supervisors of the Township of Clay has long considered that there was substantial need to update the previous subdivision and land development regulations in the Township; and

B. The Board of Supervisors, the Clay Township Planning Commission and the Lancaster County Planning Commission have spent substantial time over a period of years considering possible amendments to previous subdivision and land development regulations and have determined that a new Chapter 22 to the Code of Ordinances of the Township of Clay should be established, setting forth comprehensive subdivision and land development regulations for the Township of Clay; and

C. Following significant review and input by the Clay Township Planning Commission, the Lancaster County Planning Commission, the Solicitor, the Engineer, and the Board of Supervisors, it is believed that the adoption of a new Chapter 22 to be added to the Code of Ordinances of the Township of Clay is in the best interests of the residents of the Township of Clay.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY, THEREFORE, DOES HEREBY (FOLLOWING PROPER PROCEDURES MANDATED BY THE PMPC) ENACT AND ORDAIN additions to the Code of Ordinances of the Township of Clay, consisting of an entire Chapter 22, including Parts 1 through 8, as hereinafter set forth.