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**South Shenango Township  
Crawford County, Pennsylvania**

**Ordinance No. 1994 - 2**

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AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SOUTH SHENANGO TOWNSHIP, ORDINANCE NO. 1 - 81, ADOPTED MACH 9. 1981, BY AMENDING CERTAIN DEFINITIONS SET FORTH THEREIN.

*Be it Remembered* that the following action was taken by majority vote of the Supervisors of South Shenango Township in lawful meeting assembled at 8 o'clock p.m. on April 12, 1994.

*Whereas*, amendments to the Pennsylvania Municipality's Planning Code have resulted in the change of certain statutory definitions pertinent to land use; and

*Whereas*, the Supervisors desire to establish a definite procedure for administering claims of exemption from subdivision regulations.

*Now, Therefore*, Be it ordained to the Board of Township Supervisors, and the same is hereby ordained and enacted, that the Subdivision and Land Development Ordinances of South Shenango Township be amended as follows:

1. Delete current Section 801.27 and, in substitution therefore, add the following:

**801.27 "Land Development"**. Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenants; or
  - (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with 53 P.S. Section 10503 (1.1)(iii); provided however that there shall be excluded from the definition of land development, the following:

(i) the conversion of an existing single-family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are to be a condominium; and

(ii) the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

2. Delete existing Section 801.29 and, in substitution therefore, add the following:

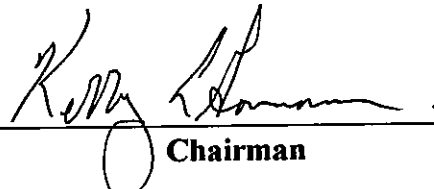
**801.29 "Lot".** A designated parcel, tract or area of land established by a plot or otherwise as permitted by law and to be used, developed or built upon as a unit.

3. Delete existing Section 801.51 and, in substitution therefore, add the following:

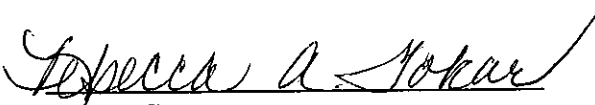
**801.51 "Subdivision".** The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the Court for distribution 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.

**ORDAINED AND ENACTED** into law the day and year written above, to become effective immediately.

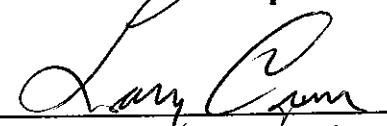
**South Shenango Township Supervisors**

By:   
Chairman

Attest:

  
Secretary

  
Supervisor

  
Supervisor