

ORDINANCE NO. 01-2006

***THE TOWNSHIP OF SALEM
WESTMORELAND COUNTY, PA
SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE***

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
OF THE TOWNSHIP OF SALEM
WESTMORELAND COUNTY, PENNSYLVANIA**

TABLE OF CONTENTS

<u>ARTICLE I</u>	<u>GENERAL PROVISIONS</u>	<u>PAGE NO.</u>
101	AUTHORITY	1
102	SHORT TITLE	1
103	EFFECTIVE DATE	1
104	REPEALER	1
105	LIABILITY	1
106	SEVERABILITY	1
107	PROVISION OF RESERVATION	2
108	STATEMENT OF PURPOSE	2
109	JURISDICTION	3
110	APPLICATION OF ORDINANCE	3
<u>ARTICLE II</u>	<u>ADMINISTRATION</u>	
201	ADMINISTRATION	3
202	INTERPRETATION	3
203	CONDITIONS	4
204	PLAN AMENDMENT	4
205	EXCEPTIONS	4
206	ENFORCEMENT REMEDIES	4
207	ENFORCEMENT PENALTIES	4
208	FEES	5
<u>ARTICLE III</u>	<u>REVIEW AND APPROVAL PROCESS</u>	
301	GENERAL PROCEDURE	6
302	PLAN SUBMISSION	7
303	SKETCH PLAN	7
304	PRELIMINARY PLAN REVIEW	7
305	FINAL PLAN REVIEW	8
306	SUBMISSION TO OTHER AGENCIES AND PERSONS	8
307	PLAN REQUIREMENTS	9
308	PRELIMINARY REVIEW AND APPROVAL OF PLANS BY PLANNING COMMISSION	11
309	APPROVAL OF PLANS	12
310	RECORDING OF PLAN	14

ARTICLE IV

DESIGN STANDARDS & REQUIRED IMPROVEMENTS

401	APPLICATION	15
402	LAND USE REQUIREMENTS	15
403	STREET WIDTHS AND CURBS	16
404	STREET SYSTEM	17
405	PRIVATE ROADS	18
406	CUL-DE-SAC STREETS	19
407	COORDINATION OF STREET SYSTEMS	19
408	STREET ALIGNMENT	20
409	STREET SLOPES	20
410	STREET INTERSECTIONS	20
411	STORM DRAINAGE	21
412	BUILDING SET-BACKS & LINE DISTANCES	21
413	BLOCKS	22
414	LOTS AND LOT SIZES	22
414.1	MISCELLANEOUS REQUIREMENTS	23
415	CLUSTER OPTION	24
416	MULTI-FAMILY DWELLING UNITS	25
417	NON-PUBLIC AREAS – FACILITIES AND IMPROVEMENTS	25
418	ACCESS ROADS, UTILITY LINES AND LAND DEVELOPMENT NOT INVOLVING SUBDIVISIONS	28
419	CONSTRUCTION ON NON-CONFORMING LOTS AND NON-CONFORMING STRUCTURES	28

ARTICLE V

FORMAT & PROCEDURE FOR MINOR SUBDIVISIONS

501	MINOR SUBDIVISION – DEFINED	29
502	APPLICATION PROCEDURES FOR MINOR SUBDIVISIONS	29
503	ADDITIONAL REQUIREMENTS FOR MINOR SUBDIVISIONS	34

ARTICLE VI

SUPPLEMENTAL REGULATIONS FOR LAND DEVELOPMENTS

601	NON-RESIDENTIAL DEVELOPMENTS	34
601.1	NO-IMPACT HOME BASED BUSINESSES	37

601.2	EXPANSION OF NON-CONFORMING COMMERCIAL USES	37
602	OFF STREET PARKING –GENERAL REQUIREMENTS	38
603	LOADING – GENERAL REQUIREMENTS	43
604	LOADING – DESIGN & MAINTENANCE	44
605	LOADING – SCHEDULE OF REQUIRED SPACES	45
<u>ARTICLE VII</u>	<u>IMPROVEMENTS</u>	
701	COMMENCEMENT OF DEVELOPMENT	45
702	CONSTRUCTION REQUIRED	45
703	DEVELOPER’S AGREEMENT(S)	46
704	COMPLETION OF IMPROVEMENTS	47
705	IMPROVEMENT GUARANTEES	47
706	INSPECTIONS	48
707	RELEASE FROM IMPROVEMENT GUARANTEE	49
708	COMPLETION REMEDIES	50
709	DEDICATION & ACCEPTANCE OF PUBLIC IMPROVEMENTS	50
710	MAINTENANCE GUARANTEE	51
<u>ARTICLE VIII</u>	<u>DEFINITIONS</u>	51
<u>ARTICLE IX</u>	<u>CERTIFICATION</u>	
901	OWNER’S CERTIFICATION	57
902	ENGINEER’S CERTIFICATION	57
903	PRELIMINARY PLAN APPROVAL	58
904	FINAL PLAN APPROVAL	58
905	RECORDER’S CERTIFICATION	58
906	APPLICATION FORM	59
	 SIGNATURES	 59
APPENDIX “A” – Salem Township Subdivision and Land Development Application Form		60
APPENDIX “B” – Regulations for Surface Development Not Involving Subdivisions		62