

CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT

Part 1

Subdivision Ordinance Adopted

§101. Purpose, Authority, Title, and Jurisdiction

Part 2

Amendments

§201. Amendments to Subdivision Ordinance

Part 1

Subdivision Ordinance Adopted

§101. Purpose, Authority, Title, and Jurisdiction.

1.00. Purpose

1.01. The purpose of this ordinance is to regulate subdivision and land development within the Borough of Fountain Hill, Lehigh County, Pennsylvania.

1.10. Authority and Title.

1.11. This ordinance is enacted pursuant to the Pennsylvania Municipalities Planning Code and may be cited as the Borough of Fountain Hill Subdivision and Land Development Ordinance.

1.20. Jurisdiction

1.21. This ordinance shall apply to the following circumstances:

1.211. To all subdivision and land development plans submitted after the effective date of this ordinance.

1.212. To all subdivision and land development plans, previously approved in accordance with any law or regulation then applicable, the development of which has not been completed in accordance with the terms of such approval within three years of such approval.

(Hereinafter follows a complete municipal subdivision ordinance providing, inter alia, for the submission of all plans involving the subdivision and development of land within the Borough to the Municipal Planning Commission and the Joint Planning Commission of Lehigh-Northampton Counties for their review and for approval or the disapproval by the Municipal Planning Commission. Copies of the complete ordinance are available at the Borough Municipal Building.)

(Ordinance 312, January 14, 1974, §1; as amended by Ordinance 330, January 3, 1978)

Part 2
Amendments

§201. Amendments to Subdivision Ordinance.

1. PLANS EXEMPTED FROM STANDARD PROCEDURE, is amended to read:

Minor Subdivision: Any subdivision for residential purposes involving not more than three lots for one-family or two family dwellings, and not requiring any new street.

In the case of any proposed residential subdivision which does not, and will not in the future, involve more than a total of three lots and does not involve the provision for any new street or easement for access (i.e. one in which all proposed lots will have frontage on an existing public street), the following procedure may, at the discretion of the developer, be followed:

A complete plan of the proposal shall be submitted for approval to the Borough Zoning Officer. This plan shall show the following:

- A. Original and proposed lot lines.
- B. Existing and proposed easements and surface drainage.
- C. Existing and proposed water, sanitary sewer, storm sewer, curb, sidewalks, and streets abutting or required to serve property in question.
- D. Evidence that it meets Zoning and Sewage Facilities Act requirements.

The Borough Zoning Officer shall submit the plan to the Borough Planning Commission at its next regular meeting and the Planning Commission shall make the final decision as to whether the proposed minor subdivision shall be approved, modified or rejected, subject to the right of appeal to the Borough Council and then to the Courts of Lehigh County, Pennsylvania by any person who feels himself aggrieved by the decision of the Planning Commission and/or the Borough Council.

(Ordinance 330, January 3, 1978)