

# *Article 1: Establishment and Application Provisions*

## **Section 101: Preamble**

An Ordinance establishing regulations, standards, specifications and restrictions for the subdivision and development of land within Lower Alsace Township, Berks County, Pennsylvania, and for said purposes establishing application procedures, plan requirements, design standards, improvement specifications, and providing for the administrative enforcement and amendment provisions in accordance with the Pennsylvania Municipalities Planning Code, as may be revised or amended.

## **Section 102: Short Title**

This Ordinance shall be known as, and may be cited as the "Lower Alsace Township Subdivision and Land Development Ordinance of 2011" or as the "Subdivision and Land Development Ordinance".

## **Section 103: Purpose**

- (A) The Lower Alsace Township Subdivision and Land Development Ordinance of 2011 has been adopted in accordance with: the requirements of Pennsylvania Municipalities Planning Code; the goals, objectives and policies established within the Joint Comprehensive Plan for Lower Alsace Township and Mount Penn Borough; and for the overall character of Lower Alsace Township considering issues relative to growth, development, preservation and redevelopment. In addition, this Subdivision and Land Development Ordinance has been prepared and designed to accomplish the following:
- (1) To create and maintain conditions that are favorable to the health, safety, and general welfare of the residents and landowners of Lower Alsace Township
  - (2) To identify, protect and preserve the physical and environmental amenities within Lower Alsace Township.
  - (3) To provide opportunities for growth and development by considering environmental limitations, existing land uses, infrastructure, and the suburban characteristics of Lower Alsace Township.
  - (4) To provide for a system of conservation areas through the preservation of floodplains, steep slopes, woodlands and farmlands, as well as providing areas for passive and active recreation.
  - (5) To achieve and sustain a high quality natural resource system (water, biotic, land and air) to protect public health and safety, and support and protect a diversity of ecosystems.
  - (6) To conserve and enhance scenic resources that reflects the natural, historical, agricultural, and cultural heritage within Lower Alsace Township.
  - (7) To provide for the orderly, efficient, integrated, and harmonious development of land within Lower Alsace Township that will meet the needs of existing and future residents.
  - (8) To provide for the efficient and orderly extension of community facilities and services, which meet the needs of the community while staying within the fiscal budget limitations of Lower Alsace Township
  - (9) To provide parks, recreation facilities and open space areas, which meet the needs of the residents within the community and the region.
  - (10) To improve, maintain and plan sanitary sewage disposal facilities and water supply facilities in an effort to meet the needs of the community, protect the environment and support development consistent with land use plans.

- (11) To ensure that basic utility services and facilities, including sanitary sewage facilities, water supply facilities, communication systems and energy supplies are available to serve existing and prospective uses within Lower Alsace Township.
  - (12) To promote, encourage and practice energy conservation.
  - (13) To plan, design, construct and maintain a safe, efficient and diversified transportation system, which optimizes mobility, strengthens the economy and protects the environment.
  - (14) To achieve a high level of intergovernmental planning by coordinating efforts with local and regional groups within the public and private sectors.
  - (15) To assure the equitable and just processing of subdivision and land development plans by providing uniform procedures and standards for the observance by both the applicant and municipal officials.
  - (16) To implement endorsed planning efforts including the Joint Comprehensive Plan and the Berks County Comprehensive Plan.
  - (17) To implement the policies established by the Berks County Conservation Zoning Incentive Program (CZIP).
  - (18) To preserve, restore and enhance the natural, historic, cultural and recreational resources of the community while encouraging sustainable practices and compatible economic development to create healthy and vibrant communities in accordance with the goals and objectives endorsed by the Schuylkill Highlands Grant Program and the Pennsylvania Department of Conservation and Natural Resources.
  - (19) To implement the planning goals and objectives of the Shared Municipal Services Program endorsed by the Pennsylvania Department of Community and Economic Development.
  - (20) To make a reasonable effort to comply with the intergovernmental agreement for the implementation efforts associated the Joint Comprehensive Plan for Lower Alsace Township and Mount Penn Borough
- (B) The purpose statements contained under Section 103.A of this Subdivision and Land Development Ordinance are intended to provide overall guidance and direction, as well as to establish the foundation for community growth, development, preservation and redevelopment efforts within Lower Alsace Township. Should one (1) or more purpose statements become unfeasible or cannot be implemented for any reason, the validity of this Subdivision and Land Development Ordinance shall not be invalid or unconstitutional.

**Section 104: Community Development Objectives**

The Subdivision and Land Development Ordinance for Lower Alsace Township of 2011 attempts to emulate through its regulations the goals, objectives and policies of the Joint Comprehensive Plan for Lower Alsace Township and Mount Penn Borough. These regulations have been established with considerations to the physical characteristics, population trends, housing characteristics, existing land use characteristics, community facilities and services and existing transportation characteristics of Lower Alsace Township.

**Section 105: Application and Interpretation**

- (A) Except as hereinafter provided, all subdivision or development of land within Lower Alsace Township shall be in conformity with the provisions established by Lower Alsace Township.
- (B) The provisions of this Subdivision and Land Development Ordinance shall be held to be the minimum requirements to meet the stated purposes indicated under Sections 103 and 104 of this Ordinance.
- (C) Where the provisions of this Subdivision and Land Development Ordinance impose greater restrictions than those of any other statute, ordinance or regulation, the provisions of this Subdivision and Land Development Ordinance shall be complied with unless otherwise directed by the Lower Alsace Township Board of Supervisors.

- (D) Where the provisions of any other municipal statute, ordinance, or regulations impose greater restrictions than those specified in this Subdivision and Land Development Ordinance, the provisions of such other municipal statute, ordinance, or regulation shall be complied with unless otherwise directed by the Lower Alsace Township Board of Supervisors.
- (E) Where the provisions of this Subdivision and Land Development Ordinance conflict with the specific provisions of the Pennsylvania Municipalities Planning Code, the specific provisions of the Pennsylvania Municipalities Planning Code shall be complied with unless otherwise directed by the Lower Alsace Township Board of Supervisors.
- (F) No subdivision or land development of any lot, tract or parcel of land shall be made except in accordance with the provisions of this Subdivision and Land Development Ordinance.
- (G) No site improvements shall be made to any lot, tract or parcel of land shall be made except in accordance with the provisions of this Subdivision and Land Development Ordinance.
- (H) Unless and until a subdivision and/or land development plan has been approved and recorded in accordance with all standards and provisions of this Subdivision and Land Development Ordinance, no lots within a proposed subdivision or land development may be sold and no permits shall be issued in order to erect any building upon land within a development.
- (I) Where under special and unique conditions, a literal enforcement of these regulations would result in an unnecessary hardship, such reasonable exceptions thereto may be made, provided it will not affect the public health, safety and general welfare of the residents and property owners of Lower Alsace Township.
- (J) After approval or endorsement by Lower Alsace Township, all subdivision or land development plan shall be recorded in the office of the Berks County Recorder of Deeds.