

ARTICLE 1

GENERAL PROVISIONS

100 TITLE

An Ordinance providing for the regulation and control of the subdivision of lots and the development of land; the approval of plans, plots or replots of land laid out in building lots; standards for the design of streets, lots, easements, blocks and other improvements; minimum improvements and construction standards on all streets and required dedications; the administration of this Ordinance and penalties for the violation of this Ordinance.

110 SHORT TITLE

This Ordinance shall be known and may be cited as The Lower Nazareth Township Subdivision and Land Development Ordinance of 2005 and may be referred to as SALDO.

120 APPLICATION

- 121 No subdivision or land development of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, water main, gas, or electric transmission line, or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with this Ordinance.
- 122 No lot in a proposed subdivision or land development may be sold, and no final permit to erect any building upon land in a subdivision or land development may be issued unless and until a final plan has been approved and recorded, and either the Township has been assured by means of an Improvements Agreement acceptable to the Board of Supervisors that the improvements will subsequently be installed or the required improvements in connection therewith have been constructed.
- 123 This Ordinance shall apply to all subdivisions and land developments excepting subdivisions which have received preliminary plan approval from the Board of Supervisors between the effective date of this Ordinance and a date five years prior to the effective date of this Ordinance. Notwithstanding the provisions of Sections 121 and 122, the excepted subdivisions shall comply with the requirements of the Subdivision and Land Development Ordinance in effect at the date of the preliminary plan approval for a five year period commencing at the date of the preliminary plan approval. After the expiration of the five-year period, the provisions of this Ordinance shall be applicable to said subdivision or land development.

130 EFFECTIVE DATE OF ORDINANCE

This Ordinance shall become effective five (5) days after the date of its adoption.

140 REPEALER

The Lower Nazareth Township Subdivision and Land Development Ordinance No. 162 adopted August 27, 2003, and all amendments thereto are hereby repealed. This Ordinance does not repeal provisions of other laws or ordinances except those specifically repealed by this Ordinance.

Duly ordained and adopted this - 27th day of - April, 2005.

Township of Lower Nazareth

By



Dr. Alan Dilsaver
Chairman, Board of Supervisors

Attest:



Timm A. Tenges-Township Secretary