

OFFICIAL
TOWNSHIP OF OHIO
ORDINANCE NO. 34

AN ORDINANCE REGULATING AND CONTROLLING SUB-DIVISIONS IN OHIO TOWNSHIP BY DETERMINING THE REQUIREMENTS, CONSTRUCTION, DESIGN AND SPECIFICATION STANDARDS FOR ALL PARTS THEREOF, ESTABLISHING PLAN AND DRAWING REQUIREMENTS, PLAN PROCESSING AND PROCEDURE, ESTABLISHING FILING FEES, PROHIBITING THE SALE OF PROPERTY IN VIOLATION THEREOF AND PROVIDING PENALTIES THEREFOR AND GRANTING CERTAIN POWERS TO THE BOARD OF SUPERVISORS AND OTHER OFFICERS AND AGENCIES OF THE TOWNSHIP.

By authority of the Act of July 10, 1947, P.L. 1481, as amended, by Article XII-A, the Board of Supervisors of Ohio Township hereby ordains and enacts as follows:

1. Short Title: The short title of this Ordinance shall be "Ohio Township Sub-Division Ordinance and Regulations".
2. Definitions: The following words and phrases are here defined for the purpose of interpreting this Ordinance.
 - (A) Sub-division - The term "sub-division" means the division of a parcel of land into two or more lots or parcels for the purpose of transfer of ownership and/or for building development where the resultant lots of said sub-division are less than five (5) acres; provided, however, that any division of land involving a new street shall be governed by this Ordinance.
 - (B) Sub-divider - That person or entity responsible for such sub-division, and where such person or entity cannot be determined the term sub-divider shall apply to the person or entity holding title in fee to the land being sub-divided.
 - (C) Streets - The term "street" means a way for vehicular traffic regardless of how designated.
3. General Provisions: Hereafter it shall be unlawful to sell, agree to sell, transfer, or otherwise convey by deed, agreement, lease, or make instrument of possession, any lot or lots or parcel of ground, situated in the geographic limits of Ohio Township, and which lots or parcels are parts of a land sub-division within the definition of this Ordinance, nor shall a lot or

parcel of ground be sub-divided in any other form or be graded, excavated, or structures erected thereon affixed to the land, in pursuance to a sub-division plan, unless and until that sub-division has been approved by the Board of Supervisors of Ohio Township and recorded in the Recorder of Deeds Office of Allegheny County in accordance with the requirements of this Ordinance and the laws of this Commonwealth.

4. Procedure: Hereafter no sub-division plan shall be valid under this Ordinance unless enacted in compliance with the requirements herein and the resolutions passed pursuant hereto.

(A) All plans must be submitted to the Board of Supervisors of Ohio Township in quadruplicate thirty (30) days in advance of a regular meeting, to consider the approval of such plans.

(B) Within twenty (20) days thereafter the Board of Supervisors or their appointee shall view the location of the sub-division and the sub-divider shall provide markers to identify the location of the sub-division and any streets therein.

(C) At the regular meeting the Board of Supervisors may approve the plan upon hearing a report on the view of the ground where the plan is located, or they may require in writing the necessary corrections of the said plan before final approval.

(D) Additional steps and requirements for procedure in the submittal of plans may be made by resolution of the Board of Supervisors hereafter.

5. Design Standards: The Board of Supervisors may, by resolution, under this section set the design standards for the layout of streets, property lines, easements, lots, playgrounds, schools, parks, sidewalks, storm sewer, monuments, curbs and street improvements. They may also set a filing fee to be charged to the sub-divider for such plan or sub-division filed.

6. The Board of Supervisors may modify the standards and requirements of this Ordinance and the resolutions pursuant thereto where such modification is not inconsistent with the spirit of this Ordinance and the general community plan of the Township.

7. All ordinances and regulations heretofore adopted by this Township for the regulation of matters herein designated are

made a part hereof and incorporated herein and are available for examination at the Ohio Township Building. Future resolutions shall be adopted pursuant hereto by reference to this Ordinance.

8. Enforcement and Penalties:

(A) The Building Inspector of Ohio Township shall be the authorized official to administer the provisions of this Ordinance and the resolutions thereunder. No building permit shall be issued for the erection of any structure in a sub-division unless and until that sub-division has become a recorded plan in the Recorder's Office of Allegheny County, having the approval of the Board of Supervisors pursuant to this Ordinance.

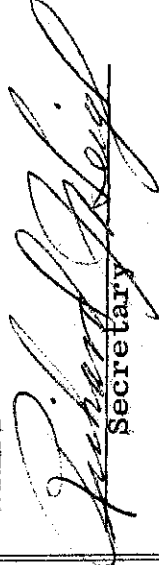
(B) Any person, firm, partnership, or corporation violating any provision of this Ordinance and the resolutions adopted thereunder shall upon conviction thereof be liable to a fine not exceeding One Hundred (\$100.00) Dollars together with costs for each offense. Upon failure to pay such fine by imprisonment in the Allegheny County Jail for a period not exceeding thirty (30) days. Each day that any person, firm, partnership or corporation shall continue to violate or fail to comply with any requirements of this Ordinance and the resolutions adopted thereunder shall be considered a separate offense. All fines and penalties imposed by this Ordinance shall be recoverable by summary proceedings before any Justice of the Peace in said Township and all suits or actions at law instituted for the recovery thereof shall be in the name and for the use of the Township, and upon recovery thereof all such fines or penalties shall be paid to the Township Treasurer. In addition to the penalties provided herein for the violation of this Ordinance the Township Supervisors may institute appropriate action or proceedings to prevent any unlawful sub-division or use of land in Ohio Township or to restrain, correct or abate any violation of the provisions of this Ordinance.

Ordained and enacted into the law of Ohio Township this

20 day of August, 1958.

BOARD OF SUPERVISORS OF OHIO TOWNSHIP

ATTEST:


Secretary