

ORDINANCE NUMBER 465

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

An ordinance repealing the Mont Alto Borough Subdivision and Land Development Ordinance of 1970, as amended, replacing said Ordinance with an Ordinance with the intent of establishing rules, regulations and standards governing the subdivision of land or land development within the Borough of Mont Alto, Franklin County, Pennsylvania, pursuant to the Authority granted in the Pennsylvania Municipalities Planning Code (Act 170) as amended, setting forth the procedure to be followed by the Planning Commission, and the Borough Council applying and administering these rules, regulations and standards and providing penalties for the violation thereof.

Be it Ordained by the Borough Council of Mont Alto Borough, Franklin County, Pennsylvania as follows:

ARTICLE I

**SHORT TITLE, PURPOSE, INTERPRETATION, SEVERABILITY,
ZONING APPLICABILITY, AND AUTHORITY AND JURISDICTION**

SECTION 100 SHORT TITLE

This Ordinance shall be known as and may be cited as the "Mont Alto Borough Subdivision and Land Development Ordinance."

SECTION 101 PURPOSE

The purpose of these subdivision and land development regulations is to provide for the harmonious development of the Borough of Mont Alto by:

- Assuring sites suitable for building purposes and human habitation.
- Assisting in the orderly and efficient integration of land developments within the Borough.
- Ensuring conformance of land development plans with public improvement plans and programs.
- Securing and protection of water resources and drainage ways.
- Facilitating the efficient movement of traffic.
- Securing equitable handling of all land development plans by providing uniform standards and procedures.

- In general, promoting greater health, safety, and welfare of the citizens of the Borough.
- Securing adequate sites for recreation and other open space purposes.

SECTION 102 ZONING APPLICABILITY

Nothing contained in this Ordinance shall relieve the owner or developer from complying with the applicable Provisions of the Mont Alto Borough Zoning Ordinance. For it is the expressed intent that the Mont Alto Borough Subdivision and Land Development and Zoning Ordinances be enforceable together and foster the stated planning goals and objectives of the Borough.

SECTION 103 AUTHORITY AND JURISDICTION

No land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main, 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 the provisions of this Ordinance.

The authority for the control and regulation of subdivisions and land developments within the Borough shall be as follows:

- A. Approval by the Mont Alto Borough Council: The Mont Alto Borough Council, shall be vested with the authority to approve or disapprove all subdivision and land development plans.
- B. Review by the Borough Planning Commission: The Mont Alto Borough Planning Commission shall be vested with the review of subdivision and land development plans.
- C. Review by the County Planning Commission: Plans for subdivision and land development located within Mont Alto Borough shall be forwarded upon receipt by the Borough to the Franklin County Planning Commission for review and report. The Borough Council shall not approve such plans until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.