

**FAWN TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2-2008

**AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE
OF FAWN TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

WHEREAS, Fawn Township (Township) is a municipality governed by the Second Class Township Code and the Pennsylvania Municipalities Planning Code (MPC); and

WHEREAS, the Township has adopted the Fawn Township Subdivision and Land Development Ordinance (Subdivision Ordinance); and

WHEREAS, the Township desires to change some requirements for add-on lots in the Subdivision Ordinance:

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Section 307 of the Subdivision Ordinance is amended by deleting subsections A.4, 5, and 6 in their entirety and replacing them with new subsections 4, 5, and 6, as follows:

- “4. The plan shall note, and a condition of approval of the plan shall be, that the developer or subdivider shall be required to prepare, execute, and record a deed of merger merging or combining all of the lots so approved by the plan, including each existing lot to which all add-on lots are to be added. All deeds of merger shall be recorded within six (6) months after the recording of the subdivision plan, and the developer or subdivider shall provide evidence of the merger and recording of each deed of merger to the Board of Supervisors within that time.
- “5. In the Rural Agricultural (RA) and Conservation (Cv) Zones of the Township, as defined and identified in the Fawn Township Zoning Ordinance and the Zoning Map, the developer or subdivider shall be required to forfeit or use a dwelling unit right for any add-on lot, except that the developer or subdivider shall not be required to forfeit or use a dwelling unit right for any add-on lot so long as it meets the following criteria:
 - a. The area of the newly created lot, after the add-on lot is added to it, does not exceed the maximum lot area of 1½ acres permitted in §203.4.b (the RA Zone) or 2 acres permitted in §204.4.b (the Cv Zone) of the Fawn Township

Zoning Ordinance, based on the zone in which the newly created lot is located.

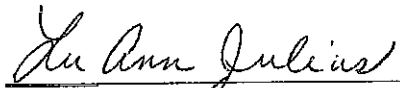
- b. If an add-on lot is to be added to a tract which before the addition is more than 10 acres, and which at the time of the subdivision is used for agricultural purposes, and so long as the add-on lot will also be used for agricultural purposes, in which case there shall be no limit to the size of the add-on lot.
- c. If the developer or subdivider does not use a dwelling unit right for the add-on lot pursuant to this subsection 5, then the number of dwelling unit rights on the newly created lot after merger of the add-on lot shall remain the same as before the add-on, and no new dwelling unit rights will be created on the newly created lot by virtue of the addition of the add-on lot. In this circumstance, a note so stating shall be placed on the plan.

“6. Whenever an add-on lot is proposed, the plan shall also contain on the first page a note signed by all the owners of each receiving tract stating that they agree to receive the add-on lot, and that, consistent with Section 307.A of this Ordinance, they will merge the add-on lot to their tract by recorded deed within six (6) months of the final approval of the plan.”

SECTION 2: This Ordinance shall be effective five (5) days after enactment.

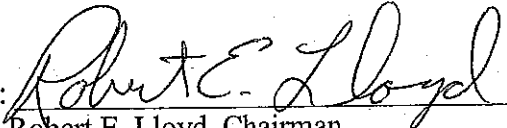
ORDAINED AND ENACTED the 14th day of January, 2008.

ATTEST:




Lu Ann Julius, Secretary

FAWN TOWNSHIP BOARD OF SUPERVISORS

By: 

Robert E. Lloyd, Chairman

By: 

Jonathan R. Hash, Supervisor

By: 

Robert G. Birley, Supervisor

(SEAL)

**FAWN TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2-2009

**AN ORDINANCE AMENDING THE FAWN TOWNSHIP SUBDIVISION
ORDINANCE RELATING TO FEE DISPUTES**

WHEREAS, Fawn Township (Township) is a municipality governed by the Second Class Township Code and the Pennsylvania Municipalities Planning Code (MPC); and

WHEREAS, the Township has adopted the Fawn Township Subdivision and Land Development Ordinance (Subdivision Ordinance); and

WHEREAS, the Township desires to change the procedures for resolving fee disputes to conform to the MPC:

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Section 1007 of the Subdivision Ordinance is amended by deleting the text in its entirety and replacing it with the following:

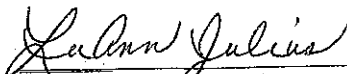
"1007 DISPUTES OVER FEES

"In the event that a developer, subdivider, or applicant for release from improvement bond shall dispute the amount of any review or inspection fees charged by or on behalf of the Township pursuant to this Ordinance, then the parties shall follow the fee dispute procedures set out in §§503(1) and 510(g) of the Pennsylvania Municipalities Planning Code, 53 P.S. §§10503(1) and 10510(g). For purposes of this section, the parties shall include: the developer, subdivider, or applicant; the Township; and the professional consultants of the Township whose fees are in dispute."

SECTION 2: This Ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED the 13th day of April, 2009.

ATTEST:

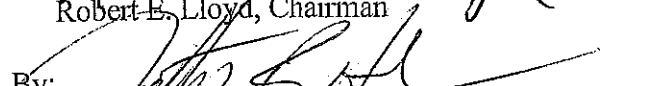


Lu Ann Julius, Secretary


FAWN TOWNSHIP BOARD OF SUPERVISORS

By: 

Robert E. Lloyd, Chairman

By: 

Jonathan R. Hash, Supervisor

By: 

Robert G. Birley, Supervisor

(SEAL)

**FAWN TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3-2010

**AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF FAWN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS
AMENDED**

WHEREAS, Fawn Township (Township) is a municipality governed by the Second Class Township Code and the Pennsylvania Municipalities Planning Code (MPC); and

WHEREAS, the Township has adopted the Fawn Township Subdivision and Land Development Ordinance (Subdivision Ordinance) as authorized by the MPC; and

WHEREAS, the Township desires to change some requirements for add-on lots in the Subdivision Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Section 307 of the Subdivision Ordinance is amended by deleting subsections A.5 and 6 in their entirety and replacing them with new subsections as follows:

- “5. In Rural Agricultural (RA) and Conservation (Cv) Zones of the Township, as defined and identified in the Fawn Township Zoning Ordinance and Zoning Map, the developer or subdivider shall be required to forfeit or use a dwelling unit right for any add-on lot, except that the developer or subdivider shall not be required to forfeit or use a dwelling unit right for any add-on lot so long as it meets one of the following criteria:
- a. The area of the newly created lot, after the add-on lot is added to it, does not exceed the maximum lot area of 1½ acres permitted in §203.4.b (the RA Zone) or 4 acres permitted in § 204.4.b (the Cv Zone) of the Fawn Township Zoning Ordinance, based on the zone in which the newly created lot is located; or
 - b. If an add-on lot is to be added to a tract which before the addition is more than 10 acres, and which at the time of the subdivision is used for agricultural purposes, and so long as the add-on lot will also be used for agricultural purposes, in which case there shall be no limit to the size of the add-on lot; or

- c. If the add-on lot to be added to a tract is more than 10 acres, and if at which time the add-on lot was used for agricultural purposes and continues to be used for agricultural purposes, and so long as the tract to be added will also be used for agricultural purposes and continues to be used for that purpose, in which case there shall be no limit to size of the tract to be added to by the add-on lot.
- 6. If the developer or subdivider does not use a dwelling right for the add-on lot pursuant to subsection 5, then the number of dwelling unit rights on the newly created lot after merger of the add-on lot shall remain the same as before the add-on lot, and no new dwelling unit rights will be created on the newly created lot by virtue of the addition of the add-on lot. In this circumstance, a note so stating shall be placed on the plan.
- 7. Whenever an add-on lot is proposed, the plan shall also contain on the first page a note signed by all the owners of each receiving tract stating that they agree to receive the add-on lot, and that, consistent with Section 307.A of this Ordinance, they will merge the add-on lot to their tract by recorded deed within six (6) months of the final approval of the plan.”

SECTION 2: Repealer. The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

SECTION 3: Severability. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

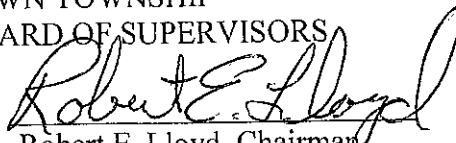
SECTION 4: Effective Date. This Ordinance shall be effective five (5) days after its enactment.

ORDAINED AND ENACTED this 13th day of September, 2010.

ATTEST:


 Luann Julius, Secretary

FAWN TOWNSHIP
 BOARD OF SUPERVISORS

By: 
 Robert E. Lloyd, Chairman

By: _____
 Jonathan R. Hash, Supervisor

By: 
 Robert G. Birley, Supervisor

FAWN TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2-2015

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF FAWN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS
AMENDED

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Amendment. The language in Section 911 of the Subdivision and Land Development Ordinance shall be amended by deleting it in its entirety and replacing it with the following language:

“Erosion and sedimentation control shall be required in accordance with the Fawn Township Erosion and Sedimentation and Control Ordinance 2-2014 in effect as amended from time to time and State Erosion and Sedimentation Control Regulations set forth in 25 Pa Code § 102.1 et seq.”

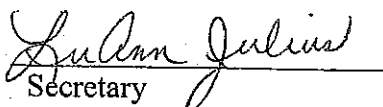
SECTION 2: Repealer. The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

SECTION 3: Severability. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: Effective Date. This Ordinance shall be effective five (5) days after its enactment.

ORDAINED AND ENACTED this 12th day of January, 2015.

ATTEST:


Secretary

FAWN TOWNSHIP
BOARD OF SUPERVISORS

By: 
Chairman

**FAWN TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 5-2015

**AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF FAWN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS
AMENDED**

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1: Amendment. The language in Section 811(g)(i) of the Subdivision and Land Development Ordinance shall be amended by deleting it in its entirety and replacing it with the following language:

- g. All fees collected hereunder shall be used by the Board of Supervisors or its designee, or any other recreation board established by the Board of Supervisors and authorized by the Board of Supervisors to receive such funds and to be used only for the purpose of providing, acquiring, operating or maintaining park or recreational facilities reasonably accessible to the development.
- (i) A fee authorized under this subsection shall, upon receipt from the Township, be deposited in an interest-bearing account, clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities. Interest earned on such accounts shall become funds of that account.

SECTION 2: Repealer. The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

SECTION 3: Severability. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

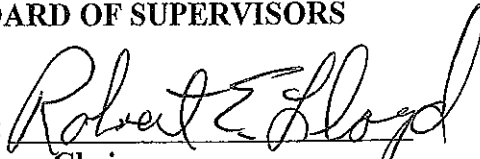
SECTION 4: Effective Date. This Ordinance shall be effective five (5) days after its enactment.

ORDAINED AND ENACTED this 8th day of June, 2015.

ATTEST:

FAWN TOWNSHIP
BOARD OF SUPERVISORS


Secretary

By: 
Chairman