

AN ORDINANCE ADOPTING RULES AND REGULATIONS CONCERNING THE CONSTRUCTION OPENING, AND DEDICATION OF ROADS, STREETS AND DRAINAGE FACILITIES IN CONNECTION THEREWITH, THE INSTALLATION OF FIRE PLUGS, THE POSTING OF MAINTENANCE AND PERFORMANCE BONDS, THE CONSTRUCTION OR ENLARGEMENT OF ANY BUILDING, DWELLING OR OTHER STRUCTURE AFFIXED TO THE LAND, OR THE OCCUPANCY OF ANY MOBILE HOME, ESTABLISHING MINIMUM LOT SIZES, SET BACK AND SIDELINES WITHIN AND FOR SOUTH HUNTINGDON TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA, AND SETTING FORTH PENALTIES FOR VIOLATIONS OF THIS ORDINANCE.

WHEREAS, the Township of South Huntingdon, Westmoreland County, Pennsylvania (the Township), under the Authority granted to it by the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805, as amended, is empowered to adopt rules and regulations governing the construction of roads, streets and drainage facilities in connection therewith, the construction of buildings, dwelling houses and any other structures affixed to the land, and the occupancy of mobile homes, and the subdivision and development of land and the providing of fire protection within the Township of South Huntingdon.

WHEREAS, the Township of South Huntingdon, Westmoreland County, Pennsylvania, desires to qualify the Township, on behalf of its residents, for the National Flood Insurance Program established under the Housing and Urban Development Act of 1968;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE SUPERVISORS OF SOUTH HUNTINGDON TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA, and it is hereby ORDAINED and ENACTED by the authority of the same:

SECTION I: No street or road constructed for public use or travel within the Township shall be less than 40 feet in width.

SECTION II: The minimum requirements for any road or street to be constructed in the Township either within or without a land subdivision are as follows:

- (A) The entire right of way of such road or street must be graded for drainage and appropriate berms constructed.
- (B) The paving of such road or street shall be at least twenty (20) feet in width.
- (C) The base of such road or street shall be of No. 4 stone or slag rolled to a thickness of not less than 8" (eight inches) with at least a ten (10) ton three wheel roller and choked with screenings or dust of the same material as the base or with fly ash.
- (D) A surface coat of chips and bituminous material must be added, three inches to be a wearing course (two inches of binder and a one inch top).
- (E) Detailed plans, in duplicate, of the proposed construction and grading shall be submitted to the Supervisors of South Huntingdon Township prior to the beginning of construction of any roads or streets either within or without land subdivision.
- (F) The Supervisors of South Huntingdon Township must be notified of the beginning of any construction of a road or street and suitable arrangements made to the Supervisors for periodic inspection during the course of all such construction.

SECTION III: Prior to the commencement of construction of any road or street, either within or without a land subdivision, a maintenance and performance bond shall be supplied to the Township or a sum of money shall be deposited with the Township in escrow until such construction shall be completed, the amount of said bond and money to be in an amount equal to \$5.00 per running foot of said road or street and the condition of said bond or the condition of the return of such moneys to be held in escrow by the Township being that the person, partnership, association or corporation supplying the bond or escrow moneys shall construct such road or street in accordance with the Township specifications hereinbefore set forth and maintain the roadway, including snow removal, of such street or road for a period of two (2) years after completion thereof and shall keep the roadway open to the public at all times.

SECTION IV: Any person, partnership, association or corporation constructing residences, commercial or industrial buildings or other structures within the Township shall install fire plugs within six hundred(600) feet of all such structures if there is Municipal water available at or near the location of such residences, commercial buildings or other structures at the time of the construction of such structures.

SECTION V: It shall be unlawful to construct or enlarge any building, dwelling house or any other structure affixed to the land in the Township of South Huntingdon of a size of one hundred twenty(120) square feet or larger, or occupy any mobile home within the Township, without first having secured a permit therefor unless such construction or enlargement, or occupancy, is upon a tract of land of a size of fifteen(15) acres, or larger, actually used for farming purposes.

SECTION VI: Application for such permits shall be made to the Township Secretary or an agent duly authorized by the Township Supervisors and in the case of construction or enlargement of buildings, dwelling houses or other structures affixed to the land, shall be accompanied by two(2) copies of the plans and specifications setting forth the proposed construction and verified by the signature of the owner, architect or contractor in charge of the construction.

SECTION VII: A fee of Ten (\$10.00) Dollars shall accompany each application for a permit and the application shall be approved or disapproved by the Township within a period of ten (10) days from the date it is filed.

SECTION VIII: All buildings, dwelling houses and other structures constructed, or mobile homes placed, within the Township of South Huntingdon shall be located at least twenty-five (25) feet from the line of the lot upon which the building, dwelling house or other structure or mobile home fronts, and at least ten (10) feet from the sidelines of the lot occupied.

SECTION IX: No lot of a size less than twelve thousand (12,000) square feet shall be utilized for the construction of a building, dwelling house or other structure affixed to the land or for the placement of a mobile home, within the Township of South Huntingdon.

SECTION X: Any person, partnership, corporation or unincorporated association, who or which, being the owner or agent of the owner of any lot, tract or parcel of land, shall layout, construct, open or dedicate any street or road or erect or enlarge residences, commercial or industrial buildings or other structures, or sell or transfer any lot, tract, or parcel of land and violate any of the provisions of this ordinance, shall be guilty of a misdemeanor and upon conviction thereof, said person or the members of such partnership or the officers of such corporation or unincorporated association or the agent of any of them responsible for such violation shall pay of a fine not exceeding One Thousand (\$1,000.00) Dollars for each violation.

SECTION XI: Should any section or provision of this Ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not effect the validity of the Ordinance as a whole or any other part hereof.

SECTION XII: All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION XIII: This Ordinance shall become effective five (5) days after the date of its final passage as provided by law.

ORDAINED AND ENACTED this 10th day of April, 1979.

TOWNSHIP OF SOUTH HUNTINGDON
WESTMORELAND COUNTY, PENNSYLVANIA

By: Lawrence J. Nemecek, Chairman,
Board of Supervisors

ATTEST: Cindy Thorne
Township Secretary