

**TOWNSHIP OF CLINTON
BUTLER COUNTY, PENNSYLVANIA
ORDINANCE NUMBER 2012-01ORD**

**AN ORDINANCE OF CLINTON TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA, AMENDING ORDINANCE 2009-02 ORD, THE CLINTON
TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ADDING
DESIGN STANDARDS FOR FLAG LOTS AND DEFINING MAJOR AND MINOR
PLANS.**

WHEREAS, the Township of Clinton desires to ensure ongoing consistency with and implementation of Section 1.02 of the Subdivision and Land Development Ordinance (Subdivision Ordinance) and to further the goals and objectives of its Comprehensive Plan; and

WHEREAS, the Township desires to clarify the intent of the ordinance through clear and understandable language in its Subdivision Ordinance; and

WHEREAS, continual changes in the economy, transportation network, and continual review of the application of land use standards necessitates amendments to the Subdivision Ordinance;

THEREFORE, upon recommendation of the Planning Commission, the Board of Supervisors of Clinton Township adopts the following amendments to the Subdivision Ordinance:

Changes shall be indicated wherein underlined language represents language added and strikethrough format represents language removed.

SECTION I, Amendments to Section 3.04.

Section 3.04 shall be restated as follows.

3.04 SUBDIVISION OR DEVELOPMENT OF ~~40 LOTS OR LESS~~ MINOR PLANS

Plans and data involving subdivision or land development of ~~ten (10) lots or less with no street construction or changes in existing streets, private roads or easement of access,~~ minor plans may be excused from the requirements for submission of a preliminary plan. The developer shall, however, comply with the requirements for submission of a final plan.

Minor Plan: Plans and data involving subdivision or land development of ten (10) lots or less with no street construction or changes in existing streets, private roads or easement of access.

Major Plan: A subdivision or land development plan which does not meet the definition of a Minor Plan.

SECTION II, Amendments to Section 4.07.

Section 4.07 shall be restated as follows.

4.07 LOT AND BLOCK REQUIREMENTS

Lot and block requirements for proposed subdivision and land developments submitted to the Clinton Township Planning Commission shall be in conformance with the Clinton Township Comprehensive Zoning Ordinance.

A. Lot Requirements

1. All lots in all Districts shall front on a public street.
2. Flag-lots shall be permitted as set forth herein below.
 - a. For the purposes of this section, a flag-lot shall be described as containing two parts:
 - i. The "flag" shall include that portion of the lot that is the location of the principal and accessory buildings;
 - ii. The "pole" shall be considered that portion of the site that is used for vehicular access between the site and its adjoining road.
 - b. Requirements for the flag:
 - i. The minimum lot area and lot width requirements of the Township Zoning Ordinance shall be measured exclusively upon the flag.
 - ii. For purposes of determining required yards and setbacks, the following shall apply:
 1. Front yard – The area between the principal structure and that lot line of the flag which is most parallel to the street providing vehicular access to the site. Additionally all areas of the pole shall be considered to be within the front yard.
 2. Rear Yard – The area between the principal structure and that lot line of the flag that is directly opposite the front yard, as described above.
 3. Side yards – The area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal structure.
 - iii. The flag-lot shall contain adequate driveway dimension for vehicular backup so that ingress to, and egress from the lot is in the forward direction.
 - c. Requirements for the Pole:
 - i. The pole shall maintain a minimum width of fifty (50) feet of road frontage, unless a modification is granted by the Board of Supervisors pursuant to Section 8.01 of the Clinton Township Subdivision and Land Development Ordinance.
 - ii. The pole shall not exceed six hundred (600) feet in length, unless additional length is needed to (1) avoid the disturbance of productive farmlands or some other significant natural or cultural feature, or (2) avoid disruption of efficient agricultural operations.
 - iii. No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements, such as landscaping, fencing, utility connections to off-site facilities, mailboxes, and signs.

- iv. No pole shall be located within one hundred twenty-five (125) feet of another pole on the same side of a road or street unless a modification is granted by the Board of Supervisors pursuant to Section 8.01 of the Clinton Township Subdivision and Land Development Ordinance

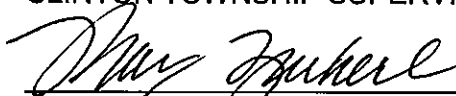
SECTION III: Effective Date and Adoption

Duly presented and adopted at a regular meeting of the Board of Supervisors of Clinton Township, Butler County, Pennsylvania, held on the Ninth day of October, 2012.

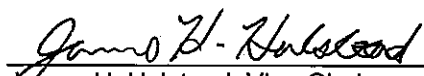
The effective date of this Ordinance shall be five (5) days after the enactment, October 15, 2012.

ORDAINED AND ENACTED this Ninth day of October, 2012.

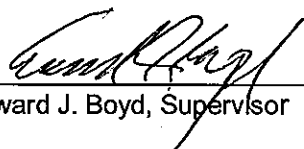
CLINTON TOWNSHIP SUPERVISORS:



Mary Zacherl, Chairman

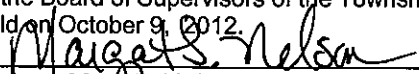


James H. Halstead, Vice-Chairman



Edward J. Boyd, Supervisor

ATTEST: I, Maggie Nelson, Secretary of the Township of Clinton, certify that the foregoing Ordinance 2012-01 ORD was adopted at the meeting of the Board of Supervisors of the Township of Clinton held on October 9, 2012.



Maggie Nelson, Secretary

(Township Seal)