

**Subdivision and
Land Development Ordinance**

MARION TOWNSHIP

**BEAVER COUNTY
Pennsylvania**

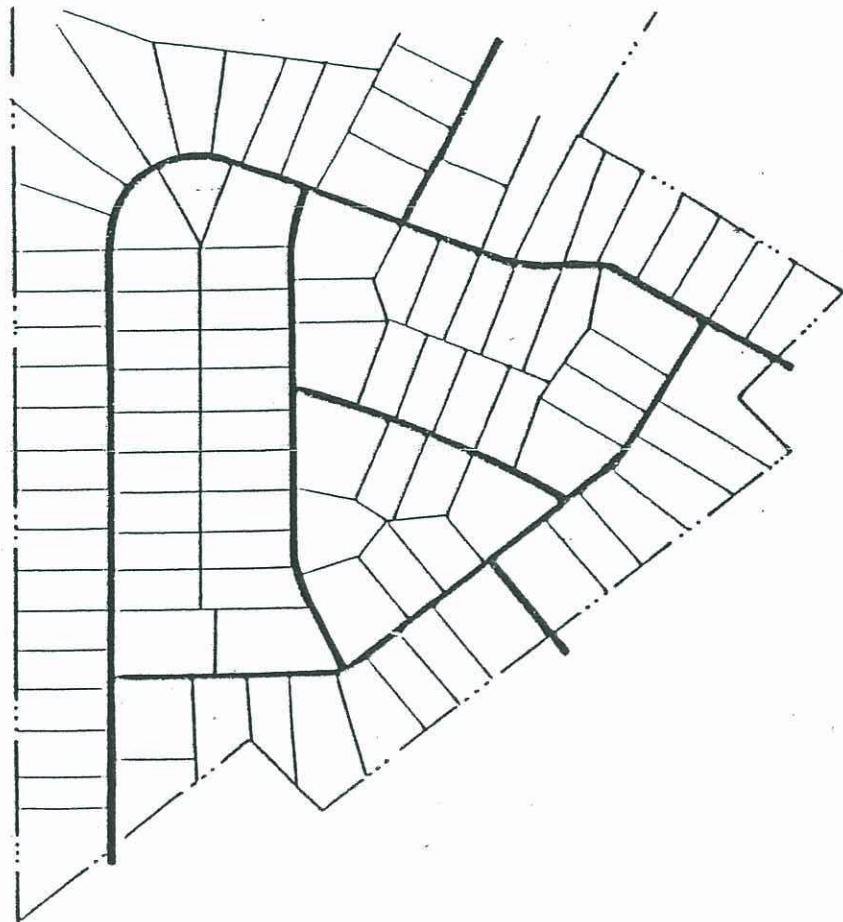


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ARTICLE I

GENERAL PROVISIONS

100 AUTHORITY

The laws of the Commonwealth of Pennsylvania empower local governments to regulate the subdivision of land. The authority for this function has been established by the General Assembly under the provisions of Act 247, The Pennsylvania Municipalities Planning code, as amended by Act 170 of 1988.

101 SHORT TITLE

This Ordinance shall be known and may be cited as the Subdivision and Land Development Ordinance of the Township of Marion, Beaver County, Pennsylvania.

102 PURPOSES

This Ordinance has been developed to require basic minimum standards for the development of land, including the subdivision thereof, into separate lots; and establishes rules and regulations, definitions, application procedures and permits by which the standards may be carried out. These requirements are designed to provide for:

- A. The coordinated development of land throughout the township;
- B. Assurance that new subdivisions will be developed consistent with the maintenance of the health, safety and general welfare of the public;
- C. Necessary public facilities in an amount and size commensurate with the needs of the area to be subdivided and the uses to which the land will be devoted;
- D. Assistance in identification of hazards from flooding, landslides, subsidence or other dangers, by requirements that land subject to such dangers will be made safe for its proposed use or be set aside for uses that will not precipitate dangerous conditions;
- E. Protection of the soil, water and other natural environmental resources of the area from the effects of uncontrolled development practices;

- F. Coordination of continuing community growth with respect to overall development considerations, such as sewage disposal, water supply, drainage facilities, traffic circulation systems, emergency accessways, retention of open spaces and related factors; and,
- G. Equitable administration of all subdivision and development proposals throughout the municipality.