

MAIN TOWNSHIP
ORDINANCE NO. 3 OF 2016
AN ORDINANCE TO AMEND ORDINANCE NO. 4 OF 2014 ENTITLED
FIRE PROTECTION ORDINANCE

BACKGROUND

WHEREAS, the Board of Supervisors of Main Township, Columbia County, Pennsylvania, enacted Ordinance No. 4 of 2014 on June 2, 2014; and

WHEREAS, the Board of Supervisors of Main Township desires to amend Ordinance No. 4 of 2014.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Main Township, as follows:

1. **Section 4 of Ordinance No. 4 of 2014 is hereby repealed and the following shall be inserted in its place.**

This Ordinance shall be applicable to all proposed Subdivisions containing six (6) or more lots which qualify as a "Major Subdivision" (as such terms are defined herein) of real property located in Main Township based on an application for subdivision approval, either preliminary or final, which is submitted for review and approval to the Columbia County Planning Commission after the effective date of this Ordinance. The developer proposing the subdivision of land shall be responsible for the installation of all fire protection measures required by this Ordinance prior to the sale of any lot in an approved subdivision which is subject to this Ordinance, and in the event any such sale shall occur in violation of this Ordinance, the Zoning Officer/Building Codes Officer is authorized to deny issuance of any building or other Township permit for the construction of any dwelling or other improvements on the lot. Notwithstanding the foregoing, this Ordinance shall not apply to any application for approval of a plat, whether preliminary or final, which is subject to the provisions of 53 P.S. Section 10508 governing duly filed applications for subdivisions while such applications are pending approval or disapproval.

For purposes of this Ordinance, the following words shall have the following meanings:

"Developer": any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land.

"Lot": a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

"Plat": the map or plan of a subdivision, whether preliminary or final.

"Subdivision" and/or "subdivision": the division or redivision of a lot, tract or parcel of land which constitutes a Major Subdivision as defined herein, by any means into six (6) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development. Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

(a) Major Subdivision: Any subdivision involving six (6) or more lots, parcels of land or other divisions of land whether or not they involve new streets, additional utilities or other improvements. All subdivisions not considered as Minor Subdivisions, as defined below, shall constitute Major Subdivisions for purposes of this Ordinance.

(b) Minor Subdivision: Any subdivision abutting an existing street or road, cumulatively involving no more than five (5) lots, parcels of land or other divisions of land from the same parent tract within fifteen (15) years prior to the filing of a completed application, which does not require a new street, the installation of sanitary sewers, storm sewers, water mains or pipes or other public improvements.

2. Except as otherwise provided herein, none of the other provisions of Ordinance No. 4 of 2014, shall be affected by this Amendment and the same shall remain in full force and effect.

3. This Ordinance shall become effective ten (10) days after adoption by the Board of Supervisors.

AND NOW, this Ordinance is adopted this 7th day of March, 2016.

Attest:

Lisa Schell

MAIN TOWNSHIP SUPERVISORS:

Robert Frey
ROBERT FREY, Supervisor

Thomas Shuman
THOMAS SHUMAN, Supervisor

Richard Shuman
RICHARD SHUMAN, Supervisor