ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

ORDINANCE No. _____

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REQUIRE ALL LOTS TO HAVE AT LEAST FIFTY (50) FOOT OF FRONTAGE ALONG A PUBLIC STREET.

BE IT ENACTED by the Township Supervisors of the Township of Adams, in lawful session assembled, and it is hereby ENACTED by the authority of the same that:

SECTION I. **Public Street**: The Subdivision and Land Development Code, Chapter 167, Section 32 Lot Layout, Subsection A is amended as follows (additions in **bold,** deletions in ~~strikethrough~~):

A. Public road frontage. Every lot in a subdivision shall abut a ~~recorded~~ **public** street and have a minimum of 50 feet of frontage **along said public street** at the right-of-way line.

Section II. **Private Street**. The Subdivision and Land Development Code, Chapter 167, Section 32 is amended to add a new subsection K as follows:

K. Private street. Notwithstanding subsection A above, a lot may abut *only* a private street provided the following standards are met, proper justification is given to the Board of Supervisors, and approval is given by vote of the Board of Supervisors, who have full discretion in the matter:

1. The lot(s) contain(s) only one residential dwelling per lot and the minimum lot size for all lots is at least one acre.
2. Private streets may not bisect lots, i.e. a contiguous lot cannot be on both sides of a private street.
3. A shared maintenance agreement, which runs with the lands abutting the private street in perpetuity, reviewed and approved by the Township Solicitor, and recorded at the same time as the proposed subdivision or land development, exists or is created outlining the maintenance of the private street among all of the landowners served by the private street. All parcels accessing the private street must reference the maintenance agreement on any future deeds created and recorded post creation of the shared maintenance agreement.
4. No more than 4 lots may access a private street.
5. Private streets must be built as follows:

a. The private street must be gravel or other permeable surface, as shown in Exhibit “A” attached to this Ordinance and made a part hereof from connection, for the first fifty feet from the edge of the public road at the point of connection.

b. The maximum grade from the connection to the public road must be six percent (6%) or less for the first twenty five feet from the point of connection.

The remainder of the private road cannot exceed a maximum grade of fifteen percent (15%).

c. The entrance to the private street from any public road must be kept dust, mud, and debris free.

d. Snow may not be pushed from any private street onto any public street or right of way. Snow may not be pushed from private streets onto public sidewalks.

e. Emergency vehicles must be able to traverse all newly constructed private streets. The Planning Commission, at its discretion with assistance from the local emergency services, may require a traffic study showing that the proposed private street meets the curve widths and the turning radii for emergency vehicles.

f. The private street will not be accepted for dedication by the Township unless it is built to all the specifications, including but not limited to paving specifications, of Section 167-35 for a marginal access road.

SECTION II. Repealer. All provisions of the Adams Township Code and prior ordinances are repealed to the extent they are in conflict with this Ordinance.

SECTION III. Enactment. This Ordinance shall become effective five (5) days after enactment.

ATTEST:

_____
Secretary

(SEAL)

ADAMS TOWNSHIP SUPERVISORS:

_____
Chairman

_____
Vice-Chairman

_____
Supervisor

_____
Supervisor

_____
Supervisor