

**ORDINANCE NO. 2021-09**

**AN ORDINANCE OF THE TOWNSHIP OF HAMILTONBAN, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE HAMILTONBAN TOWNSHIP SUBDIVSIION AND LAND DEVELOPMENT ORDINANCE**

**BE IT ENACTED, ADOPTED, AND ORDAINED** by the Township of Hamiltonban, Adams County, Pennsylvania, by the Hamiltonban Township Board of Supervisors, and it is hereby **ENACTED, ADOPTED, AND ORDAINED** by the authority of the same as follows:

**SECTION 1: TEXT AMENDMENT**

Section 320-6 shall be amended by adding the following definitions.

**LOT ADDITION**

A subdivision involving the subdivision of an existing parcel to add to a separated adjacent parcel.

**LOT CONSOLIDATION**

A subdivision involving the joining of two existing adjacent lots.

**SECTION 2: TEXT AMENDMENT**

Section 320-13.A shall be amended to read as follows.

A. Lot Addition / Lot Consolidation Plans: Lot Addition Plans and Lot Consolidation Plans are subject only to the Final Plan requirements of Article VII of this Ordinance, regardless of the existing or proposed use of the properties in question. Said Plans shall be prepared in accordance with Section 320-21.A and shall be reviewed in accordance with Section 320-22.

**SECTION 3: TEXT AMENDMENT**

The introductory statement of Section 320-21.A shall be amended to read as follows.

A. Required Information – Lot Addition and Lot Consolidation Plans: The following materials and information shall be submitted with an application for review and approval of a Lot Addition Plan or a Lot Consolidation Plan.

**SECTION 4: TEXT AMENDMENT**

Section 320-21.A(1) shall be amended to read as follows.

(1) Eight (8) copies of Final Lot Addition Plans / Lot Consolidation Plans submitted and drawn to a scale not smaller than two hundred (200) feet to the inch.

#### **SECTION 5: TEXT AMENDMENT**

Section 320-21.A shall be amended by adding the following as Subsection (21).

(21) Draft deed language for the enlarged property(ies) resulting from the Lot Addition Plan or Lot Consolidation Plan. The deed language shall include a single metes-and-bounds description for each enlarged property. Individual descriptions of the individual components of property comprising the enlarged property(ies) shall not be permitted. Any tract lines shall be extinguished.

#### **SECTION 6: TEXT AMENDMENT**

Section 320-29.D shall be amended to read as follows.

D. Access: All lots within the Township shall comply with the following access requirements.

1. Frontage: All lots within the Township shall have frontage on an existing public street, a proposed public street to be constructed in accordance with the requirements of Section 904.A through 904.Q of this Ordinance, or an existing or proposed private lane that meets the requirements of Section 904.S of this Ordinance.

2. Driveways: All lots within the Township shall be provided access by a driveway that connects the lot to the existing or proposed public street or the existing or proposed private lane, as may be appropriate.

3. Shared Driveways: Shared driveways may be used to provide access for two (2) adjoining single-family detached dwellings, and in accordance with the following standards.

a. Shared driveways may only be used to provide access to lots fronting on a public street. Use of shared driveways to provide access from private lanes shall not be authorized.

b. The use of a shared driveway shall only be approved when cross-access easements ensure common use, access, and maintenance of the shared driveway for both property owners. The existence of such cross-access easements shall be clearly noted on the subdivision or land development plan and shall be recorded on the deeds for both lots.

c. Shared driveways shall not exceed five hundred (500) feet in length.

d. Shared driveways shall be located within a right-of-way of no less than twenty (20) feet in width.

e. Shared driveways shall be developed with a driving surface of no less than sixteen (16) feet in width.

**SECTION 7: TEXT AMENDMENT**

Section 320-30.G shall be amended by removing Subsections (1) and (2) and by amending the remaining text to read as follows.


G. Access: Streets shall be arranged to provide access to all lots and to adjacent undeveloped areas, and the applicant shall improve these access streets to the limits of the subdivision or land development. Easements or rights-of-way providing a means of future access to adjacent properties shall be required when deemed appropriate by the Township Supervisors. Furthermore, all such access easements or rights-of-way shall have a minimum width of fifty (50) feet and shall be so noted on the recorded plan.

**SECTION 8: EFFECTIVE DATE**

This Ordinance shall be effective on and as of November 16, 2021.

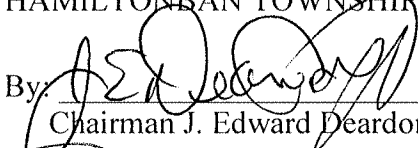
**ENACTED AND ORDAINED** into an Ordinance this 16th day of November, 2021.

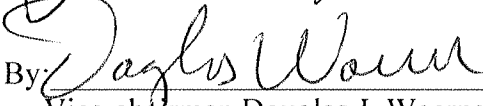
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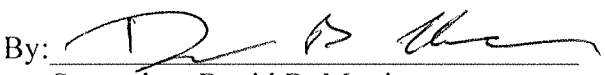
  
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Nina Garretson  
Secretary/Treasurer

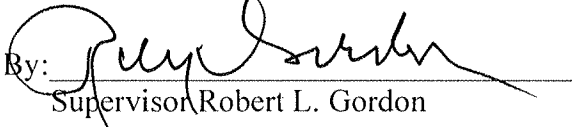


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