



TOWNSHIP OF NORTH FAYETTE

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ITS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TO INCLUDE VARIOUS REVISIONS RELATIVE TO PUBLIC AND PRIVATE IMPROVEMENTS CODE

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), the Board of Supervisors of the Township of North Fayette regulates subdivision and land development within the Township through its comprehensive Subdivision and Land Development Ordinance;

WHEREAS, upon the recommendation of Township Staff and the Township Planning Commission, the Township Board of Supervisors seeks to amend various provisions of its Subdivision and Land Development Ordinance relative to the requirement for submission of an application for Subdivision Plan.

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at a duly noticed public meeting;

WHEREAS, on _____, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed subdivision and land development ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township's Planning Commission, finds that enactment of the proposed subdivision and land development amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the PA MPC.

NOW THEREFORE, be it Ordained and Enacted by the Township of North Fayette Board of Supervisors, and it is hereby Ordained and Enacted by authority of same, as follows:

SECTION 1. AMENDMENTS TO THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

That the Official Subdivision and Land Development Ordinance, as codified as Chapter 22 of the Township Code of Ordinances, is hereby amended, as follows:

Part 4 REQUIRED IMPROVEMENTS

§ 22-401. Survey Markers. [Ord. 418, 1/29/2014]

Delete from the first sentence “36 inches by four inches with an 18” iron pin projecting 1/4 inch above the ground”, and insert the following: “constructed in accordance with the requirements of the Township Public and Private Improvements Code”

§ 22-402. Utilities. [Ord. 418, 1/29/2014]

2. Delete “Construction Standards” and insert “Public and Private Improvements Code”.
4. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

§ 22-403. Streets. [Ord. 418, 1/29/2014]

Delete “Construction Standard Details” and insert “Public and Private Improvements Code”.

§ 22-404. Sidewalks. [Ord. 418, 1/29/2014; as amended by Ord. 437, 2/14/2017]

3. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

§ 22-405. Streetlighting. [Ord. 418, 1/29/2014; amended by Ord. No. 474, 11/24/2020]

1. Delete this section in its entirety and insert “For the public’s safety and convenience, as part of all minor and major land developments, planned residential developments (PRDs), and planned nonresidential developments (PNRDs), the developer and/or landowner shall install streetlighting and/or pedestrian lighting of the following types approved by the Township and on poles prescribed by the Township on all public and private streets.”.
 - A. On arterial and collector streets: Delete existing text for (1), and (2) and insert the following:
 - (1) Provide street lighting along the frontage of all existing and proposed arterial or collector streets within or abutting the development. Street lights shall be installed to provide a minimum average illumination value of 0.2 footcandles along through the extent of the street cartway.
 - (2) Provide pedestrian lighting along the frontage of all existing and proposed arterial or collector streets within or abutting the development containing sidewalk or pedestrian paths.
 - B. On local streets: Delete existing text for (1) and (2), and insert the following:

- (1) Provide pedestrian lighting along the frontage of all existing and proposed local streets within or abutting the development containing sidewalk or pedestrian paths.
- (2) The owner of each lot in a subdivision shall install at least one decorative lamp that complies with the following criteria:
 - a. The lamp shall be located in the front yard not more than 10 feet from the roadway right-of-way.
 - b. The lamp shall be electric with a photoelectric switch that automatically illuminates the light from dusk to dawn.
 - c. The lamp shall have a light output of a minimum of 1,000 lumens of light and a maximum of 1,500 lumens.
2. Delete existing text for Paragraph 2 and Subparagraphs A. and B. in their entirety. Insert new subparagraph 2 as follow: All proposed street lighting and/or pedestrian lighting shall be installed in accordance with the Township Public and Private Improvements Code.
3. Delete existing test for Paragraph 3 in its entirety.

§ 22-407. Cluster Mailbox Units. [Ord. No. 475, 11/24/2020]

Third sentence of this paragraph; delete "Township Minimum Construction Standards (Exhibit "A")" and insert "Public and Private Improvements Code".

Part 5
DESIGN STANDARDS

§ 22-502. Review. [Ord. 418, 1/29/2014]

Delete from the first sentence “Construction Standard Details” and insert “Public and Private Improvements Code”.

§ 22-504. Streets. [Ord. 418, 1/29/2014]

1. General. Subparagraph R. Delete from the first sentence “Construction Standards” and insert “Public and Private Improvements Code”.
1. General. Subparagraph S. Delete “Construction Standards” and insert “Public and Private Improvements Code”.
2. Horizontal Alignment. Subparagraph D. Delete “Minimum Construction Standards” and insert “Public and Private Improvements Code”.
2. Horizontal Alignment. Subparagraph E. Delete “Generally, however, the minimum acceptable center line radii shall be 150 feet.”
3. Vertical Alignment. Subparagraphs B., C. and D. Delete “Minimum Construction Standards” and insert “Public and Private Improvements Code”.
4. Cul-De-Sac and Dead-End Streets. Subparagraph B. Delete “Construction Standards” and insert “Public and Private Improvements Code”.
4. Cul-De-Sac and Dead-End Streets. Subparagraph B. Delete the last sentence in Subparagraph B in its entirety.
4. Cul-De-Sac and Dead-End Streets. Subparagraph F. Insert the following text at the end of Subparagraph F.

“Signage shall be installed by the Developer in accordance with Detail SD-8 of the Township Minimum Construction Standards and Standard Details as notification of the intent for future extension.”
4. Cul-De-Sac and Dead-End Streets. Subparagraph H. Delete the existing Subparagraph H. in its entirety.
5. Street Intersections. Subparagraph E. Delete “Minimum Construction Standards” and insert “Public and Private Improvements Code”.
7. Right-of-Way and Cartway Widths. Subparagraph A. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

§ 22-506. Alleys. [Ord. 418, 1/29/2014]

Subparagraph 2. B. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

Subparagraph 3. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

§ 22-509. Lots. [Ord. 418, 1/29/2014]

Subparagraph 1. G. Driveways. (2) Delete “Construction Standard Details” and insert “Public and Private Improvements Code”.

§ 22-511. Drainage Facilities. [Ord. 418, 1/29/2014]

Subparagraph 1. B. Manholes. (1) Delete “400 feet” and insert “350 feet”; and delete “600 feet” and insert “450 feet”.

Subparagraph 1. B. Manholes. (4) Delete “15 feet” and insert “20 feet”.

Subparagraph 1. D. Castings. (1) Delete “Construction Standard Details” and insert “Public and Private Improvements Code”.

Subparagraph 1. E. Stormwater Roof Drains. (1) Delete “Construction Standards” from the last sentence of Subparagraph 1. E. (1) and insert “Stormwater Management Ordinance”.

§ 22-512. Sanitary Sewers. [Ord. 418, 1/29/2014]

Subparagraph 3. Laterals. A. Delete “Construction Standards” and insert “Public and Private Improvements Code”.

SECTION 2: SEVERABILITY.

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3: CONFLICT.

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ENACTED AND ORDAINED into Law this the ___th day of _____ 2022.

ATTEST:

TOWNSHIP OF NORTH FAYETTE

James R. Mangan
Township Manager

James Morosetti
Chairman, Board of Supervisors

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