

**Brecknock Township  
Lancaster County, Pennsylvania**

Ordinance No. 2014 - 196

**AN ORDINANCE OF BRECKNOCK TOWNSHIP,  
LANCASTER COUNTY, PENNSYLVANIA,  
AMENDING THE SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE OF 2013**

WHEREAS, the Board of Supervisors of Brecknock Township, Lancaster County, Pennsylvania, finds it is desirable to amend the Subdivision and Land Development Ordinance of Brecknock Township;

**NOW, THEREFORE**, the Board of Supervisors of Brecknock Township, Lancaster County, Pennsylvania, hereby enacts the following amendments to the Brecknock Township Subdivision and Land Development Ordinance:

**Section 1.**     Article IV, Plan Processing Procedures, is revised as follows:

Section 4.2.3.E is amended to state "A copy of the Lancaster County Planning Commission plan processing form indicating that the plans have been submitted for their review under Act 247. It should be understood that the applicant is responsible for submitting all plans and fees to the Lancaster County Planning Commission."

Section 4.2.3.I is amended by adding "Lancaster County Planning Commission" to the list of agencies included in this section.

Section 4.3.4.E is amended to state "A copy of the Lancaster County Planning Commission plan processing form indicating that the plans have been submitted for their review under Act 247. It should be understood that the applicant is responsible for submitting all plans and fees to the Lancaster County Planning Commission."

Section 4.3.4.G is amended by adding "Lancaster County Planning Commission" to the list of agencies included in this section.

Section 4.3.5. is amended by changing "Preliminary Plan Application" to "Final Plan Application."

Section 4.4.4.F is amended to state “A copy of the Lancaster County Planning Commission plan processing form indicating that the plans have been submitted for their review under Act 247. It should be understood that the applicant is responsible for submitting all plans and fees to the Lancaster County Planning Commission.”

Section 4.5.4.F is amended to state “A copy of the Lancaster County Planning Commission plan processing form indicating that the plans have been submitted for their review under Act 247. It should be understood that the applicant is responsible for submitting all plans and fees to the Lancaster County Planning Commission.”

Section 4.5.4.I is amended by adding “Lancaster County Planning Commission” to the list of agencies included in this section.

**Section 2.**     Article VIII, Design Standards, is revised as follows:

Section 8.2.2.D is amended as follows: “Private Streets may be used with the consent of the Board of Supervisors and where it is determined that no public benefit will be served by Dedication. Applications that propose a Private Street shall be accompanied by a recorded declaration or an agreement which shall be recorded with the Lancaster County Recorder of Deeds as part of the Final Plan. This agreement shall establish the conditions under which the Street will be constructed and maintained in accordance with the design approved on the Final Plan, and shall stipulate:”     Remainder of section to be unchanged.

Section 8.2.9 is amended to revise the current lettering for the second subsection “E” noted in this section and re-letter accordingly as “F-H”.

**Section 3.**     Article VII, Supplemental Requirements, Tests, & Studies, is revised as follows:

Section 7.3.1 - second sentence shall be revised to read: “All Dedications of land for park and open space purposes shall be consistent with standards contained within the officially adopted park and recreation plan, the Brecknock Township Official Map, and the Township Comprehensive Plan.”

Section 7.3.2 - first sentence shall be revised to read: “Applicants shall designate areas of residential Subdivisions or residential Land Developments for parks, playgrounds, or other public open space and recreational uses in accordance with the provisions of the Park and Recreation Plan and Comprehensive Plan.” An additional sentence shall also be added at the end of 7.3.2.: “All Plans proposing park and open space lands shall be forwarded to the Township Park & Recreation Committee for review and comments to the Board of Supervisors upon initial application.”

Section 7.3.3 - Paragraph A is amended to read:

- A. In order to enable the amount of land required to be dedicated to the Township, the developer of a proposed residential subdivision or land development shall provide the Township with the following information:
1. The number and type of dwelling units proposed to be erected, including the number of bedrooms to be located within each dwelling unit.
  2. The estimated number of persons who will occupy each dwelling unit.
  3. Should the Township disagree with the developer's estimated population per dwelling unit, the developer shall present the Township with census data and information concerning household sizes within Brecknock Township and within Lancaster County in order to enable the Township to verify the accuracy of developer's estimate or to compute a new estimate.

The amount of land to be dedicated shall be based upon the estimated population of the proposed development established utilizing the information provide by the developer. The amount of park and open space land to be dedicated shall equal one acre per each 100 projected residents or fraction thereof.

Section 7.3.6 - Paragraph C, first sentence is amended to read: "No more than twenty-five percent (25%) of the park and open space land shall contain Steep Slopes exceeding 15% slope, Detention Basins or other Storm Water Management Facilities, or be located within a Floodplain or Wetland."

**Section 4.** Appendix A is amended by deleting the Brecknock Township Planning Commission Review Certification - Part C of Municipal Approval and by deleting the Lancaster County Recorder of Deeds Certificate - Part B of Lancaster County Approval

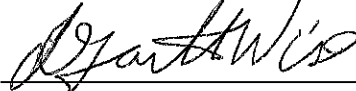
**Section 5.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of Brecknock Township that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 6. All other sections, parts, and provisions of the Brecknock Township Subdivision and Land Development Ordinance, as heretofore enacted and amended, shall remain in full force and effect.

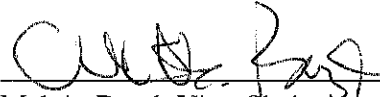
Section 7. This Ordinance shall take effect and be in full force and effect as provided by law.

**DULY ORDAINED AND ENACTED** the 11th day of March, 2014, by the Board of Supervisors of Brecknock Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

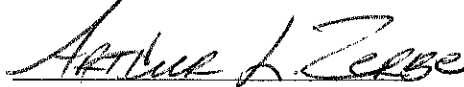
BRECKNOCK TOWNSHIP  
BOARD OF SUPERVISORS



D. Garth Wise, Chairman



Melvin Boyd, Vice-Chairman



Arthur L. Zerbe, Member/Roadmaster

Attest:



Secretary