

MILFORD TOWNSHIP
SUBDIVISION ORDINANCE
ARTICLE I
GENERAL PROVISIONS

101 Adoption - Authority - Title.

The Board of Supervisors of Milford Township, pursuant to the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, 53 P.S. 10101 et seq., hereby enacts and ordains the following Ordinance governing subdivisions and land developments within the limits of Milford Township. This Ordinance shall be known and may be cited as "The Milford Township Subdivision and Land Development Ordinance."

102 Jurisdiction.

102.1 This Ordinance shall apply to all subdivisions and land developments in Milford Township proposed after the effective date of this Ordinance. No subdivision of any lot, tract, or parcel of land nor any land development shall be effected, no street, sewer system, storm sewer, water system or other facilities, in connection therewith, shall be laid out, constructed, opened, or dedicated for public use or travel, or for common use of occupants of buildings or lands abutting thereon, no lot may be sold, no permit to erect any building may be issued and no building may be erected, except upon approval of the final plan and in strict accordance with the provision of these regulations, and until the improvements required in connection therewith have either been constructed or guaranteed as herein provided.

102.2 If an applicant has received approval of a Preliminary or Final Plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved Preliminary or Final Plan in accordance with the terms of such approval within three (3) years of the date of his application. When approval of a Final Plan has been preceded by approval of a Preliminary Plan, the three year period shall be counted from the date of Preliminary Plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

103 Purpose.

103.1 This Ordinance has been adopted to protect and promote the health, safety, and general welfare of the citizens of Milford Township by establishing regulations to allow for the proper and controlled development of the Township, to provide for environmental protection and to insure the proper provision of community facilities.