

ARTICLE VI



DEVELOPMENT STANDARDS

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Section 601 General Standards

- 601.1** It is the policy of the Commission that these regulations shall state minimum standards for development.
- 601.2** The following requirements and guiding principles for land subdivision shall be observed by all developers, and the Commission shall consider the suitability as to location of any proposed subdivision with respect to the following:
- A. Any development in areas considered by the Commission as habitable yet subject to periodic or occasional inundation shall comply with the regulations and standards as established under Section 809 of this Ordinance and any other Federal, State or local municipal law, rule and regulation, including, but not limited to, the Floodplain Management Act.
 - B. The Subdivision Plan shall conform to the official map and Comprehensive Plan of the Local Municipality if either have been adopted and as the same shall have been amended from time to time.
 - C. No subdivision showing reserve strips controlling access of public ways will be approved.
 - D. The following regulations and/or legislation must also be complied with:
 - 1. Pennsylvania Sewage Facilities Act.
 - 2. Pennsylvania Storm Water Management Act.
 - 3. Local Land Use Control Ordinances and other local ordinances pertaining to land use or development.
 - 4. Regulations of the Pennsylvania Department of Transportation relating, but not limited to, driveway and street openings.
 - 5. Wetland regulations and restrictions.
 - 6. Fire protection.
 - E. Land which is subject to flooding, subsidence or underground fires either shall be made safe for the purpose for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.