

ORDINANCE No. 2162

AMENDING THE GREENSBURG CODE TO ESTABLISH A NEW SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

WHEREAS, the City of Greensburg has been studying its current Subdivision and Land Development Ordinance, with the assistance of a professional planning consultant; and

WHEREAS, the City of Greensburg Planning Commission has worked extensively with the City Solicitor and the planning consultant on the preparation of the new Subdivision and Land Development Ordinance; and

WHEREAS, the Greensburg Planning Commission, during their February 28, 2024, recommended that Council approve the new Subdivision and Land Development Ordinance; and

WHEREAS, the City Solicitor, in compliance with Section 504 of the Municipalities Planning Code caused for the City to advise a public hearing, to be held May 13, 2024 at 6PM before City Council, and also timely put the Westmoreland County Planning Department on notice of the proposed ordinance; and

WHEREAS, following said May 13, 2024, public hearing, with no changes being made to the proposed Ordinance, desires to enact this Ordinance.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Greensburg, and the City of Greensburg hereby ordains as follows:

SECTION 1. The City of Greensburg Code is hereby amended to repeal and replace Greensburg Code Chapter 235, as follows:

Title, authority, purpose, and applicability

§ 235-1. Title

This Ordinance shall be known and may be cited as the "City of Greensburg Subdivision and Land Development Ordinance."

§ 235-2. Authority

The City of Greensburg Subdivision and Land Development Ordinance is enacted and administered under authority of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as re-enacted and amended.

§ 235-3. Purpose

The purposes of this Ordinance are to ensure subdivision and development of land in the City is consistent with and promotes implementation of the City of Greensburg Comprehensive Plan as currently adopted and hereinafter amended or updated; and to promote the health, safety, and general welfare of the City, to ensure the orderly and harmonious development of the City, to ensure coordination of development proposals with provision of adequate and efficient public facilities, utilities, and services, and to provide for handling of all subdivision and land development plans by uniform standards and procedures.

§ 235-4. Jurisdiction

- A. All plans for subdivisions and land developments in the City shall be submitted to and approved by the City of Greensburg as specified in this Ordinance before they may be recorded by the Westmoreland County Recorder of Deeds.
- B. No subdivision or land development of any lot, tract, or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.
- C. No lot in a subdivision may be sold or leased, and no permit to erect, alter, or move any building or structure in a land development may be issued unless and until a subdivision or land development plan has been approved and recorded in accordance with the requirements of this Ordinance, and until any improvements required by this Ordinance in the approved plan have either been constructed or guaranteed by a form of surety meeting the requirements of this Ordinance.
- D. Review and approval under this Ordinance is in addition to, does not supersede, and does not release any party from compliance with approvals required by other applicable ordinances or regulations of the City, the Commonwealth of Pennsylvania, or the United States Government.

§ 235-5. Interpretations

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet the purposes of this Ordinance. Where the provisions of this Ordinance conflict or are inconsistent with the provisions of any other ordinance, regulation, or requirement, the more restrictive provision shall apply. In interpreting the language of this ordinance to determine the extent of the restriction upon the use of property, the language shall be interpreted, where doubt exists as to the intended meaning, in favor of the property owner and against any implied extension of the restriction.

§ 235-6. Applicability

- A. The provisions of this Ordinance shall apply to all new subdivisions and land developments as defined by this Ordinance within the City beginning the effective date of this Ordinance.
- B. The provisions of this Ordinance shall not affect an application for approval of a preliminary or final plan which was duly filed with and pending action by the City prior to the effective date of this Ordinance, in which case the applicant shall be entitled to a decision in accordance with the governing ordinances as they stood at the time the application for the plan was filed.
- C. 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 under the terms of such approval within a period of time and in accord with requirements specified in the PA Municipalities Planning Code.
- D. Any redivision or combining of lots or adjustment of lot lines within a plan previously approved and/or recorded, or any addition, enlargement, or rearrangement of structures, parking areas, access points, graded land surfaces or other elements within a land development plan previously approved and/or recorded, shall be a new subdivision or land development and subject to the provisions of this Ordinance.
- E. The combination of two or more separately described and/or recorded lots into a single lot shall be considered a subdivision and subject to the requirements of this Ordinance. No combination of two or more separately described and/or recorded lots into one singularly described lot by deed of

conveyance or other recorded instrument shall be permitted unless and until submitting and obtaining approval of a subdivision plan in accord with this Ordinance. No lot created by combination of two or more pre-existing lots by approved subdivision, deed, or other recorded instrument shall be divided back into the pre-existing lots or otherwise divided into lots unless and until submitting and obtaining approval of a subdivision plan in accord with this Ordinance.

§ 235-7. Exemptions

The following shall be exempt from the definition of land development and the requirements of this Ordinance:

- A. The conversion of an existing single family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
- B. The addition of an accessory building, including farm buildings used for agricultural purposes, on a lot or lots subordinate to an existing building.
- C. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park. For purposes of this clause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

§ 235-8. Disclaimer of liability

The provisions of this Ordinance are designed to establish standards which, when consistently enforced, will achieve the purposes cited in this Ordinance. The degree of protection sought by the standards and requirements of this Ordinance for the present and future residents and landowners within the City is considered reasonable for regulatory purposes. This Ordinance in no way implies that compliance with the minimum requirements for subdivisions and land developments will render such subdivisions and land developments free from inconveniences, conflicts, dangers, and damages. This Ordinance shall not create liability on the part of the City of Greensburg or any of its officers, officials, appointees, or employees for any damages that may result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

§ 235-9. Validity of ordinance

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such action shall not affect the validity of the remainder of this Ordinance as a whole or any individual part thereof.

§ 235-10. Effective date

This Ordinance shall become effective after 30 days following enactment.

§ 235-11. Repeal

As of its effective date, this Ordinance shall repeal and replace all Subdivision and Land Development Ordinances previously enacted by the Greensburg City Council.

Article II. Definitions

§ 235-12. General Terms

- A. As used in this ordinance, words in the singular include the plural, and those in the plural include the singular. The words “shall” and “will” are mandatory, and the word “may” is permissive.
- B. Unless otherwise expressly stated, the following definitions shall, for the purpose of this ordinance, have the meaning herein indicated.
- C. Definitions followed by “(MPC)” are taken from the Municipalities Planning Code as in effect at the time of enactment of this Ordinance. If the definitions in said act shall hereafter be revised by amendment, the corresponding definitions in this Ordinance shall be considered revised to reflect the revised definitions in said act.

§ 235-13. Specific Terms

As used in this ordinance, terms or words shall be defined as follows:

ACCESS

A driveway, street, or other means of passage of vehicles between a street and an abutting property.

AGRICULTURAL PURPOSES

The use of land or buildings for the production and preparation for market of poultry, livestock, and their products, and in the production, harvesting, and preparation for market or use of agricultural, agronomic, horticultural, silvicultural, and aquacultural crops and commodities, provided it shall not include processing and preparation of products not cultivated on the land or buildings in question.

ALLEY

A type of street intended to provide secondary access to lots not along the frontage of lots, and not intended for the purpose of through vehicular traffic. Alleys shall meet requirements and standards for streets except where otherwise specified in this Ordinance.

APPLICANT

A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns. (MPC)

APPLICATION FOR DEVELOPMENT

Every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan. (MPC)

BUILDING

- A. A structure having a roof intended for the support, enclosure, shelter or protection of persons, animals, or property.
- B. A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.

CARTWAY

The paved or graded and improved gravel portion of a street used for vehicular travel, excluding shoulders.

CITY

The City of Greensburg, Westmoreland County, Pennsylvania.

COVENANT

A valid promise or contract, usually stated in a deed.

DEAD-END STREET

A street with one end open to vehicular ingress and egress and the other end terminated by a vehicular turn-around.

DECISION

Final adjudication of any board or other body granted jurisdiction under any land use ordinance or the MPC to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the court of common pleas of the county and judicial district wherein the municipality lies. (MPC)

DEED

A written instrument whereby an estate in real property is conveyed.

DEVELOPER

Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development. (MPC)

DEVELOPMENT PLAN

The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition. (MPC)

DRIVEWAY

A private way providing for vehicular access from a street to an abutting property.

DWELLING

A building or portion thereof designed and used exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but not including dormitories, hospitals, hotels, institutional homes, residential clubs, rooming houses, tourist homes, portable living structures and the like.

DWELLING UNIT

One or more rooms in a dwelling structure designed for use by one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.

EASEMENT

A defined right or privilege for a limited use of land granted by the owner to another party.

ENGINEER

A licensed professional engineer registered by the Commonwealth of Pennsylvania.

IMPROVEMENTS

Physical changes to the land, including but not limited to grading, paving, curbs, gutters, swales, storm sewers, drains, sidewalks, signs, monuments, water supply facilities and sewage disposal facilities.

LAND DEVELOPMENT

Any of the following activities:

(1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

(ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(2) A subdivision of land.

(3) Development in accordance with MPC section 503(1.1). (MPC)

In accord with MPC section 503(1.1), this Ordinance exempts from the definition of land development certain activities prescribed in §235-7.

LANDOWNER

The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. (MPC)

LOT

A designated and individually described area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit.

LOT, ADJOINER

A subdivision in which a lot is created for the purpose of transfer to an adjacent lot owner and not to be used as a separate building lot.

MONUMENT

An identifiable object or marker which physically identifies the location of property corner or other survey point.

MUNICIPALITIES PLANNING CODE, MPC

The Pennsylvania Municipalities Planning Code, Act 247 of 1968 as reenacted and amended.

MUNICIPAL ENGINEER

A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission. (MPC)

PARCEL

A lot. (See definition of lot.)

PLANNING COMMISSION

The City of Greensburg Planning Commission.

PLANNING DEPARTMENT

The City of Greensburg Planning Department.

PLANNING DIRECTOR

The duly appointed Director of the City of Greensburg Planning Department.

PLAT

The map or plan of a subdivision or land development, whether preliminary or final. (MPC)

PRIVATE COMMON DRIVEWAY

A privately owned and maintained driveway or roadway permitted by this Ordinance to serve a maximum of three (3) lots and provide access for said lots to a street.

REPORT

Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction. (MPC)

RIGHT-OF-WAY

For purposes of this Ordinance, a right-of-way is land dedicated or reserved for primary use as a street, alley, or private common driveway.

STREET

Includes, street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used for vehicular traffic or pedestrians whether public or private. (MPC)

STRUCTURE

Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. (MPC)

SUBDIVISION

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, That the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted. (MPC)

SURVEYOR

A licensed Professional Land Surveyor registered by the Commonwealth of Pennsylvania.

Article III. Administration

§ 235-14. Planning Department

The Planning Department shall be responsible for administration of this Ordinance. Its duties shall include:

- A. Serve as the point of contact for communications and for receipt of applications and plans.
- B. Ensure submission of complete and accurate applications and plans.
- C. Ensure orderly and expeditious processing of applications and plans.
- D. Keep public records of correspondence, reviews, decisions, modifications and waivers, and other actions on applications and plans under this Ordinance.

§ 235-15. Fees

- A. All applications for subdivisions and land developments submitted to the Planning Department shall be accompanied by payment of fees prescribed by a schedule established by appropriate action of the City Council. Fees may include costs allowed by and shall meet requirements of the PA Municipalities Planning Code.
- B. No plan shall be considered filed, and no plan shall be considered for action unless all fees are paid in full.
- C. Any disputes over the amount of review or inspection fees shall be resolved following procedures and requirements prescribed by the PA Municipalities Planning Code.

§ 235-16. Modifications and waivers

- A. In considering a decision on a subdivision or land development plan, the City may grant a modification or a waiver of one or more of the requirements, criteria, or standards contained in this Ordinance, provided that such modification or waiver will not be contrary to the public interest or the purposes of this Ordinance.
- B. A modification or waiver may be granted for either of the following reasons:
 - (1) Hardship: The literal enforcement of one or more requirements in this Ordinance will cause undue hardship because of peculiar conditions pertaining to the land in question and the modification or waiver is the minimum necessary to afford relief. The burden of the proof of hardship lies on the applicant.
 - (2) Alternative: An alternative standard can be demonstrated to provide equal or better results.
- C. A request for a modification or waiver shall be submitted by the applicant in writing along with the applicant's plan submission and shall be considered part of the plan. The request shall state in full the grounds and facts of the hardship or evidence of equal or better result on which the request is based, the provision or provisions of this Ordinance involved, and the minimum modification necessary for remedy.

§ 235-17. Amendments

The City Council may at its discretion amend this Ordinance by appropriate action taken in accordance with the PA Municipalities Planning Code. The Planning Commission may prepare and submit to City

Council proposed amendments. Any proposed amendment considered by City Council and not prepared and submitted by the Planning Commission shall be referred to the Planning Commission for review and recommendation.

§ 235-18. Enforcement

Under authority of the PA Municipalities Planning Code, the City may institute preventive and enforcement remedies to ensure compliance with this Ordinance. Authorized remedies and associated requirements and procedures shall be as prescribed by the PA Municipalities Planning Code.

Article IV. Application and review procedures

§ 235-19. Applicability

The procedures for application submission, review, and decision in this section shall apply to preliminary and final plans for all subdivisions and land developments regulated by this Ordinance. The developer shall be responsible for observing the procedures established in this Article, and for submitting all required plans and documents.

§ 235-20. Types of subdivisions and land developments

This Ordinance regulates the following types of subdivisions and land developments:

TYPES OF SUBDIVISIONS AND LAND DEVELOPMENTS			
Type	Description	Submission	Decision by
Minor Subdivision	A subdivision as defined by this Ordinance which includes creation of any number of lots and/or other divisions of land, including lot line revisions and adjoinder lots, and which does not involve installation of public improvements required by this Ordinance.	Final Plan	Planning Commission
Major Subdivision	A subdivision as defined by this Ordinance which involves installation of public improvements required by this Ordinance.	Preliminary and Final Plans	City Council
Land Development	A land development as defined by this Ordinance except for any development expressly exempted by this Ordinance.	Final Plan	City Council

§ 235-21. Advisory meeting

- A. Requests – A prospective applicant or the Planning Department or Planning Commission may request a pre-application advisory meeting to provide an early exchange of information, promote an understanding of the character of a development and the applicable regulations of this Ordinance, and expedite the application and review process. At the mutual consent of the parties, the prospective applicant may meet with the Planning Department and/or attend a meeting of the Planning Commission.
- B. Sketch plan – At the advisory meeting, the prospective applicant may present a sketch plan and information showing land characteristics, proposed lots, development, and public improvements, and other information useful for the meeting.
- C. Advisory purpose – The preparation or discussion of a sketch plan or other maps or renderings does not constitute a filing of either a preliminary or final plan. Advisory meeting discussions are advisory only and shall not bind the City to commence a formal review or to approve any proposed plan.

§ 235-22. Review procedures

- A. Submission – Applications for preliminary and final plans shall be submitted to the Planning Department in a format prescribed by the Planning Department.
- B. Completeness review – The Planning Department shall review the application for completeness and

determine if all plans, information, documentation, endorsements, and the application fee required by this Ordinance have been submitted. The Planning Department shall notify the applicant within seven (7) days of receipt if the application is complete and accepted or incomplete and not accepted. An application shall not be accepted as filed until it is found by the Planning Department to be complete.

- C. Compliance review – Upon acceptance as filed, the Planning Department shall review the application for compliance with the requirements, standards, and criteria of this Ordinance, and shall prepare a report of compliance for consideration by the Planning Commission and City Council noting any elements of the proposed subdivision or land development that do not comply with this Ordinance.
- D. Planning Commission review – The Planning Commission shall review applications for which the City Council renders the decision. The Planning Commission shall submit to City Council a recommendation to approve or deny an application, including any modifications or waivers requested with the application, and may submit recommendations for conditions with approval.

§ 235-23. Decisions

- A. Minor subdivisions – The Planning Commission shall have authority to render decisions for minor subdivisions, including the granting of modifications or waivers.
- B. Major subdivisions and land developments – The City Council shall have authority to render decisions for major subdivisions and land developments, including the granting of modifications or waivers.
- C. Decisions – The Planning Commission or City Council as appropriate shall render one of the following decisions:
 - (1) Approve an application which complies with the requirements, standards, and criteria of this Ordinance, and for which necessary modifications or waivers were approved.
 - (2) Deny an application which does not comply with the requirements, standards, and criteria of this Ordinance, and for which necessary modifications or waivers were not approved.
 - (3) Approve the application with conditions designed to remedy compliance deficiencies or assure compliance with this Ordinance. An approval with conditions may include approval of modifications or waivers.
- D. Decision timing and communication
 - (1) A decision shall be rendered and communicated to the applicant not later than ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is considered filed in accordance with Section 235-22, provided that should the next regular meeting occur more than thirty (30) days following the filing of the application, the said 90-day period shall be measured from the 30th day following the date the application is considered filed.
 - (2) The decision shall be in writing and shall be communicated to the applicant personally or mailed to the applicant's last known address not later than fifteen (15) days following the decision.
 - (3) When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements that have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

- (4) When the application is approved with conditions, the decision shall specify the conditions being imposed. The conditions must be accepted by the applicant in writing within fifteen (15) days of the date the decision was communicated personally or mailed to the applicant. If the applicant rejects or fails to accept the conditions, the conditional approval shall be automatically rescinded and the application denied.
 - (5) A copy of the written decision shall be forwarded to the host municipality at the time it is delivered or mailed to the applicant.
- E. Failure to render decision – Failure of the Planning Commission or City Council to render a decision and communicate it to the applicant within the time and in the manner specified shall be deemed an approval of the application, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

§ 235-24. Final plan signature and recording

A. Signature

- (1) Upon approval of a final plan for which the decision was rendered by the City Council, the Mayor is authorized to and shall sign the final plan indicating approval. If the final plan was approved with conditions, the Mayor shall not sign the plan until after compliance with and completion of conditions imposed for approval. The City Council may designate an alternate member of Council to sign indicating approval of a Final Plan in the absence of the Mayor.
- (2) Upon approval of a final plan for which the decision was rendered by the Planning Commission, the Chairperson of the Commission is authorized to and shall sign the final plan indicating approval. If the final plan was approved with conditions, the Chairperson shall not sign the plan until after compliance with and completion of conditions imposed for approval. The Planning Commission may designate an alternate member of the Commission to sign indicating approval of a Final Plan in the absence of the Chairperson.

B. Recording

- (1) Upon the approval of a final plan, the developer shall, within ninety (90) days of such final approval, or ninety days (90) after the date of delivery of an approved final plan signed by the authorized signatory following completion of conditions imposed for such approval, whichever is later, record such final plan in the office of the Westmoreland County Recorder of Deeds.
- (2) In the event that an approved final plan is not recorded within the required ninety (90) day period, said approval shall be deemed voided and rescinded. City Council may establish administrative policy by which an approved final plan which was not timely recorded may be re-approved in an expedited manner provided there has been no change to the application, plan, subject land and property, and circumstances of approval.

Article V. Plan submission requirements

§ 235-25. Preliminary plans

- A. A preliminary plan shall be submitted for all major subdivisions.
- B. All applications for preliminary plan approval shall include contents and information specified on the accompanying preliminary plan checklist.

THE CHECKLIST BELOW INDICATES THE CONTENTS AND INFORMATION WHICH MUST BE SUBMITTED WITH A PRELIMINARY PLAN.		✓
A.	Plans shall be professionally prepared according to the following specifications	
1.	One (1) paper copy and one (1) electronic copy of plans shall be submitted as prescribed by the Planning Department.	
2.	Plans must be 18" X 24" or 24" X 36" in size.	
3.	Plans shall be drawn at a scale no smaller than one inch equals one hundred feet (1"=100').	
4.	Supplemental information and required documentation shall be submitted by electronic files as prescribed by the Planning Department.	
B.	The following information shall be included on a preliminary plan drawing or submitted separately where not practical to be shown on the plan drawing	
1.	Title block including:	
	a. Name of proposed subdivision including the words "Preliminary Plan".	
	b. Owner's name, address, and phone.	
	c. Name and address of the registered professional that prepared the plan.	
	d. Original date of the plan and date(s) of any revision(s).	
2.	North arrow, scale displayed in graphic and written form, and legend with all mapping symbols used.	
3.	Location map, with scale and north arrow.	
4.	Existing property boundaries of the tract to be subdivided.	
5.	Tax map reference number of tract.	
6.	Present zoning of tract and all adjacent properties.	
7.	Existing man-made features including:	
	a. Streets, curbs, shoulders, sidewalks, and rights-of-way including widths and types of pavement.	
	b. Buildings, parking areas, driveways, and land use.	
	c. Sanitary sewers, water mains and fire hydrants, and drainage and stormwater management facilities.	
	d. List of utilities available.	
8.	Existing natural features including:	
	a. Watercourses and wetlands.	
	b. Flood zones and areas subject to flooding according to the FEMA maps.	
9.	Existing and proposed topography shown at 2 foot contour intervals for slopes at or less	

	than 10% and 5 foot contour intervals for slopes greater than 10%.	
10.	Subsurface condition of tract (info regarding past mining activity). If none, state so on plan.	
11.	Proposed lots showing boundary lines and dimensions, and area of each lot.	
12.	Residual of the property, if any.	
13.	Preliminary design plans for proposed streets, sidewalks, and sanitary sewer and water facilities including sufficient information to indicate compliance with applicable installation requirements and standards.	
14.	If the applicant intends to undertake and complete proposed public improvements required by this Ordinance after preliminary plan approval and prior to final plan submission, the applicant shall submit:	
	a. Documentation of approvals for proposed public sanitary sewer or public water facilities required by Section B #15 and #16 of the Final Plan Checklist.	
	b. Construction drawings and documentation required by Section C of the Final Plan Checklist.	

§ 235-26. Final plans

- A. A final plan shall be submitted for all minor subdivisions, major subdivisions, and land developments.
- B. All applications for final plan approval shall include contents and information specified on the accompanying final plan checklist.

THE CHECKLIST BELOW INDICATES THE CONTENTS AND INFORMATION WHICH MUST BE SUBMITTED WITH A FINAL PLAN.		✓
A.	Plans shall be professionally prepared according to the following specifications	
1.	One (1) copy of plans shall be submitted on paper or other medium acceptable to the Planning Department and the Westmoreland County Recorder of Deeds, and one (1) electronic copy shall be submitted as prescribed by the Planning Department.	
2.	Plans must be 18" X 24" or 24" X 36" in size.	
3.	Plans shall be drawn at a scale no smaller than one inch equals one hundred feet (1"=100').	
4.	Supplemental information and required documentation shall be submitted by electronic files as prescribed by the Planning Department.	
B.	The following information shall be included on a final plan drawing or submitted separately where not practical to be shown on the plan drawing	
1.	Title block including:	
	a. Name of proposed subdivision or land development.	
	b. Owner's name, address, and phone.	
	c. Name and address of the registered professional that prepared the plan.	
	d. Original date of the plan and date(s) of any revision(s).	
2.	North arrow, scale displayed in graphic and written form, and legend with all mapping symbols used.	
3.	Location map, with scale and north arrow.	

4.	Existing property boundaries of the tract to be subdivided or developed.	
5.	Tax map reference number and source of title to the land. Copy of current deed to reference source of title.	
6.	Tax map reference number and owner name for all adjacent properties.	
7.	Present zoning of tract and all adjacent properties.	
8.	Existing man-made features including:	
	a. Streets, curbs, shoulders, sidewalks, and rights-of-way including widths and types of pavement.	
	b. Buildings, parking areas, driveways, and land use.	
	c. Sanitary sewers, water mains and fire hydrants, and drainage and stormwater management facilities.	
	d. List of utilities available.	
9.	Existing natural features including:	
	a. Watercourses and wetlands.	
	b. Flood zones and areas subject to flooding according to the FEMA maps.	
10.	Subsurface condition of tract (info regarding past mining activity). If none, state so on plan.	
11.	For subdivisions:	
	a. Proposed lots showing bearings and distances of boundaries.	
	b. Total area of each lot.	
	c. Residual of the property, if any.	
	d. Locations of survey monuments.	
12.	For land developments:	
	a. Proposed buildings and structures shown to meet required setbacks and yards.	
	b. Height, length, and width of proposed buildings.	
	c. Proposed floor plans and elevations.	
	d. Proposed fencing, walls, signs, and trash enclosures.	
	e. Proposed use, including number and types of dwelling units where use will be residential.	
	f. External traffic flow patterns and points of access from adjacent streets.	
	g. Internal driveways and circulation pattern.	
	h. Design of fire lane, if required.	
	i. Off-street parking areas showing calculations and number of spaces provided meeting minimum requirements.	
	j. Parking spaces must be numbered.	
	k. Dimensions of parking spaces (length and width) and aisles.	
	l. Walkways and pedestrian circulation.	
	m. Traffic impact study where applicable according to criteria in this Ordinance.	
	n. Existing and proposed topography shown at 2 foot contour intervals for slopes at or less than 10% and 5 foot contour intervals for slopes greater than 10%.	

	o. Landscaping and screening plan.	
	p. Outdoor lighting plan.	
13.	Proposed streets including location and width of rights-of-way, cartways, and sidewalks.	
14.	For a plan requiring access to a highway under the jurisdiction of PennDOT, a notice that a highway occupancy permit is required.	
15.	Proposed sanitary sewerage facilities including:	
	a. Letter of tentative approval from the Greater Greensburg Sewage Authority for connection to existing facilities and installation of any proposed facilities.	
	b. Documentation of Act 537 planning approval where appropriate.	
16.	Proposed public water facilities including letter of tentative approval from the Municipal Authority of Westmoreland County for connection to existing facilities and installation of any proposed facilities.	
17.	Documentation that municipal stormwater management, NPDES, and erosion and sedimentation requirements have or will be met. Where applicant's stormwater management facilities will connect to a stormwater system owned by the Greater Greensburg Sewage Authority or other owner, applicant must provide a letter of tentative approval from said owner.	
C.	Plans shall include the following construction drawings and accompanying documentation for any proposed public improvements required by this Ordinance	
1.	Drawings showing design location, sizes, dimensions, and specifications for proposed improvements sufficient to demonstrate compliance with installation requirements and standards. Drawings shall include horizontal plans, profiles, cross-sections, and construction detail drawings	
2.	Developer's agreement committing to installation of improvements.	
3.	Documentation of appropriate financial security where improvements are proposed to be installed after final plan approval.	
4.	Documentation of offer by the applicant and acceptance by the City where improvements are to be dedicated and become publicly owned and maintained by the City.	
5.	Appropriate agreements, covenants, and/or deed restrictions ensuring perpetual ownership and maintenance where improvements are to be privately owned and maintained.	

§ 235-27. Required certificates, acknowledgements, and approvals

The certificates, acknowledgements, and signature blocks that follow, or their equivalents acceptable to the Planning Department and City Solicitor, shall be inscribed on the final subdivision or land development plan. The Owner's Certification, Acknowledgement, and Professional Certification shall be properly completed, signed, and sealed when the plan is submitted to the Planning Department.

If a subdivision application includes a lot line adjustment or consolidation where the lots are not under common ownership, all property owners shall execute the plan as provided for herein.

OWNER'S CERTIFICATION

(I or We), _____,
(Name of owner or owners; name and title of legally-authorized officer or representative)
the undersigned, hereby declare that _____
(I or we or name of partnership, corporation, etc.)

(is or are) the owner(s) of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's(s') consent, and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this ___ day of _____, 20__.

(Owner signature)

(Owner signature)

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WESTMORELAND

Before me, the subscriber, a notary public in and for said County and Commonwealth, personally appeared the above named

(Name of owner or owners; name and title of legally-authorized officer or representative)
who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this ___ day of _____, 20__.

(Notary public) SEAL

My commission expires the ___ day of _____, 20__.

PROFESSIONAL CERTIFICATION

I, _____, a professional _____
(Name of professional) (Surveyor, engineer, landscape architect)
of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is my work; that this plan is true and correct to the standards of the City of Greensburg Subdivision and Land

Development Ordinance; that the monuments shown thereon exist as located; that the dimensional and geodetic details are correct; and that the survey has been prepared in accordance with the "Pennsylvania Engineer, Land Surveyor, and Geologists Registration Law," PL 913, No. 367.

(Professional's name)

(Professional's registration number)

(Date)

SEAL

COUNTY PLANNING AGENCY REVIEW

The foregoing plan shown hereon was reviewed by the Westmoreland County Planning Agency the ____ day of _____, 20__.

(Authorized county planning agency signatory)

SEAL

CITY OF GREENSBURG APPROVAL

The foregoing plan shown hereon was approved by the City of Greensburg the ____ day of _____, 20__.

(Authorized city signatory)

SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WESTMORELAND

Recorded in the office of the Recorder of Deeds of said County and Commonwealth, in Plan Book Volume _____ Page(s) _____.

Given under my hand and seal this ____ day of _____, 20__.

(Westmoreland County Recorder of Deeds)

Article VI. Development standards

§ 235-28. General standards

- A. Comprehensive plan – The design of a subdivision or land development shall generally conform to the City of Greensburg Comprehensive Plan.

- B. Zoning – The proposed use of land in and design of a subdivision or land development shall conform to the City of Greensburg Zoning Ordinance.
- C. Hazard areas – Those areas which may be subject to hazards, such as fire, flood, landslides, unstable surface conditions, or hydric soils, or other hazards identified in the Westmoreland County Hazard Mitigation Plan, or areas which may be considered uninhabitable for other reasons, should not be subdivided or developed for building purposes unless the hazards will have been eliminated, mitigated, or safeguarded by means designed by an appropriate professional in accord with applicable laws.
- D. Natural features – Subdivisions and land developments shall be designed to avoid excessive movement of earth and to preserve and avoid excessive disturbance of natural features, vegetation, waterways, public water supply recharge areas, historic sites, and other community assets and landmarks.
- E. Nearby development – Subdivisions and land developments shall be designed to be harmonious and coordinated with the character, traffic movement, drainage, and other features of nearby existing neighborhoods and developments and the community as a whole.
- F. Adjacent property – Subdivisions and land developments shall be done in a manner that will not bar adjacent property owners from access to public streets and/or private rights-of-way or access easements, and will afford adjacent property owners reasonable privacy, light, air, protection from noise, and ability to development their land.

§ 235-29. Subdivisions

- A. Lot requirements
 - (1) Lots shall be generally sufficient in size, shape, and orientation to the street to accommodate the proposed development or use, preserve long-term usability, minimize encroachment of development on non-buildable or constrained lands such as utility lines, water bodies, wetlands, floodplains, or steep slopes, and ensure adequate access and circulation of vehicles and pedestrians.
 - (2) Lots shall comply with applicable area, width, and other dimensional standards prescribed in the City of Greensburg Zoning Ordinance.
 - (3) Every proposed lot, except as provided for in §235-29 (B), shall abut and have access to an existing street, or the applicant shall install a street meeting the requirements of this Ordinance which proposed lot(s) shall abut and have access to.
 - (4) Any remnant of land left existing after subdividing shall meet requirements for lot dimensions and shall abut on a street or private common driveway as specified in this Ordinance unless it is proposed to be conveyed as an adjoiner in accord with paragraph (6) below.
 - (5) A proposed lot not meeting the requirements of this Ordinance for minimum lot dimensions or for abutting a street or private common driveway, and intended to be conveyed and adjoined to an adjacent property, is permitted, provided the following note shall be placed on the plan: *Lot #___ is not a separate building lot and is to be conveyed and become part of adjoining land of (name of landowner).* Both the lot created in effect by combination with an adjoiner and the remnant lot shall comply with applicable lot dimension requirements.
- B. Private common driveways – Private common driveways as defined by this Ordinance shall be permitted without meeting street design or improvement requirements of this Ordinance under the following specific conditions.

- (1) Private common driveways shall be limited to provide service to and access by a maximum of three (3) lots which shall front on the private common driveway.
- (2) No lots in addition to the maximum of three (3) lots served by a private common driveway shall be approved until the private common driveway is upgraded to meet the specifications for a street prescribed in this Ordinance.
- (3) Private common driveways shall have a minimum right-of-way of fifty (50) feet.
- (4) Private common driveways shall connect directly to an existing street or a street proposed in the same subdivision plan proposing the private common driveway.
- (5) Ownership, maintenance, and liability associated with all private common driveways approved under this provision shall be the responsibility of abutting property owners. A right-of-way, use, and maintenance agreement shall be submitted with the subdivision application and shall be recorded as a condition of approval of the subdivision application.

§ 235-30. Land developments

Proposed land developments shall comply with all applicable requirements and standards for uses and development in the City of Greensburg Zoning Ordinance. In addition, the following requirements shall apply:

- A. Traffic impact study – Traffic impact studies shall be prepared for certain land developments to ensure they do not adversely affect the transportation network, to identify traffic problems associated with access to the development, and to delineate needed solutions and improvements.
 - (1) A traffic impact study shall be submitted with an application for a land development that meets the following criteria:
 - (a) The development is expected to generate 3,000 or more average daily trips or 1,500 vehicles per day.
 - (b) During any one hour time period of any day of the week, the development is expected to generate 100 or more vehicle trips entering the development or 100 or more vehicle trips exiting the development.
 - (c) For existing sites being redeveloped the site is expected to generate 100 or more additional trips entering or exiting the development during anyone-hour time period of any day of the week.
 - (d) The development is expected, in the opinion of the City, to have a significant impact on highway safety or traffic flow, even if none of the above criteria are met.
 - (2) A traffic impact study shall be prepared and include content in accordance with current guidelines for traffic impact studies published by the Pennsylvania Department of Transportation.
 - (3) A traffic impact study shall also analyze and recommend mitigation measures for impacts of land development traffic on public transit, pedestrians, and other alternative forms of transportation. Mitigation measures and improvements shall be recommended where needed to ensure adequate and safe service and movement on, through, and adjacent to the site.
 - (4) The City may refer a submitted traffic impact study to the fire department, police department, other emergency service providers, and the public transit agency serving the area of the proposed development for review and comment.

- (5) The City shall review the traffic impact study and consider its mitigation recommendations addressing traffic impacts that will occur due to the land development. The City may determine that certain improvements on and/or adjacent to the site are necessary requirements for land development plan approval and may attach these as conditions to the approval. If the City determines that such additional improvements are necessary, the developer shall have the opportunity to submit alternative improvement designs to obtain plan approval.
- B. Access management – Land developments shall meet the following requirements to facilitate safe and efficient access to and from streets:
- (1) Only one access shall be permitted for a property. Additional access shall be permitted if the applicant demonstrates that additional access is necessary to accommodate traffic to and from the site and it can be achieved in a safe and efficient manner.
 - (2) The municipality may restrict access to right turn only ingress and egress if safe and efficient left turn movements cannot be accommodated.
 - (3) Where land developments abut two or more streets, driveways shall connect to the street on which access will present the least safety hazard and interruption of optimal traffic movement.
 - (4) Driveways shall be separated on the same side of the street from other driveways that exist or are proposed or from any intersecting streets according to the distances prescribed below. Distances shall be measured from the edge of pavement for driveways and the edge of cartway for streets.
 - (a) 600 feet along a principal arterial street
 - (b) 400 feet along a minor arterial street
 - (c) 200 feet along any other class of street
 - (5) Driveways shall be aligned with driveways and streets on the opposite side of the intersecting street. If alignment is not possible, the intersections shall be offset at least 200 feet as measured from the edge of pavement for driveways and the edge of cartway for streets.
 - (6) Driveway design shall ensure sight distance is adequate to safely allow each permitted movement to be made into or out of the access driveway.
 - (7) Driveways shall be constructed at right angles to the abutting street. Relief of the right-angle requirement may be granted if site geometry and grading will prohibit this standard.
- C. Outdoor lighting – Land Developments shall prevent nuisance and glare from outdoor lighting.
- (1) All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.
 - (2) Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
 - (3) Floodlights and spotlights that are not full-cutoff or fully shielded shall be so installed and aimed that they do not project their output into the windows of neighboring properties, adjacent uses, past the object being illuminated, skyward or onto a public roadway.

- (4) The level of illumination projected onto a residential use from another property shall not exceed 0.1 initial horizontal footcandle, at the property line. The level of illumination projected onto a non-residential use shall not exceed 1.0 initial horizontal footcandle at the property line.
- (5) Directional fixtures illuminating façades, fountains, flags, landscaping, and similar features shall be aimed so as not to project their output over a greater spread than or beyond the objects intended to be illuminated.
- (6) Canopy lighting, for such applications as gas/service stations, bank, drugstore and fast-food drive-thru, shall be accomplished using flat-lens full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be level with or below the light source.
- (7) Temporary residential holiday lighting is exempt from the requirements of this Section except as it creates a hazard or nuisance.

§ 235-31. Streets

Proposed streets in a subdivision or land development shall be designed and constructed in accord with Chapter 232 Streets and Sidewalks of the City Code of Ordinances. In addition, the following requirements shall apply:

A. Right-of-way

- (1) Proposed streets shall have a minimum right-of-way width of fifty (50) feet.
- (2) Additional right-of-way widths may be required by the Planning Commission where warranted by the topography, extent of excavation and/or filling for the street, or volume and character of traffic to be accommodated by the street.

B. Design

- (1) In general, streets, ways and alleys shall be laid out so as to continue any established street or alley or any street or alley previously located by ordinance though not opened.
- (2) Proposed streets shall have grades of not less than 0.5 of 1% nor more than 10%, except that grades in excess of 10% may be approved by the City where it is determined that no traffic hazard is or will be created thereby.
- (3) Dead-end streets will be permitted when it is determined that through traffic at such a street end is not essential to the street system in that district. A vehicle turning space having a minimum radius to the outer cartway edge of forty-two (42) feet shall be required at the end of any dead-end street so permitted.
- (4) In residential districts, the maximum length of a block shall be no greater than 1,200 feet. In all blocks over 800 feet long, there shall be provided a pedestrian walkway at least 10 feet wide through and near the center of the block. The walkway shall be paved with a four-foot walk.

C. Alleys – Alleys with a minimum right-of-way width of twenty (20) feet shall be permitted to provide secondary access in a subdivision or land development.

§ 235-32. Sidewalks

- A. Sidewalks shall be required on each side of proposed streets in a subdivision or land development and where a proposed land development abuts an existing street in the following locations:

- (1) The Downtown, Gateway, and Health Care Overlay Zoning Districts and all Residential Zoning Districts.
- (2) In other locations when considered warranted by the City for either of the following reasons:
 - (a) To protect the public safety or to accommodate significant pedestrian traffic due to the density, intensity, or type of area development.
 - (b) To continue an existing sidewalk route or network along the adjacent street or in the adjacent neighborhood.

B. Sidewalks shall be designed and constructed in accord with Chapter 232 Streets and Sidewalks of the City Code of Ordinances.

§ 235-33. Sanitary sewers

All lots created through subdivision and all proposed land developments shall be provided sanitary sewer service in accordance with the City's official Act 537 Sewage Facilities Plan, Chapter 219 Sewers and Sewage Disposal of the City Code of Ordinances, and requirements and standards of the Greater Greensburg Sewage Authority.

§ 235-34. Public water

Where a proposed subdivision or land development includes installation of new public water facilities, said facilities shall connect to the existing public water system of the Municipal Authority of Westmoreland County and shall meet the requirements and standards of the Municipal Authority of Westmoreland County.

§ 235-35. Public service utility easements.

When desirable or expedient, adequate easement or dedications for public service utilities shall be provided for sanitary and storm sewers, waterlines, electric power and gas lines and similar services, and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with an easement. Easements shall also be provided for surface water drainage where required.

§ 235-36. Surveys and monuments

- A. Surveys shall be performed in conformance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices.
- B. The boundary lines of the plat shall be determined on the ground by actual survey only, said survey to be traversed, balanced, and closed within a limit of error of one (1) foot to ten thousand (10,000) feet of the perimeter, and a final closure sheet submitted with the final plan. Boundary lines, unless so determined, will not be considered accurate and will not be acceptable to the City.
- C. Boundary monuments shall be set at boundary corners and angle points not already witnessed by an existing monument, adequate to provide an accurate retracement of the boundary survey. As determined necessary, this may also include bends, points of curvature or tangent, along road centerlines, or intersection of road rights-of-way. A monument shall be set on an offset in locations where the true location is impractical. The offset shall be noted on the plan of survey and written on any witness marker.
- D. Monuments shall be composed of or include ferrous or other material detectable by an electromagnetic locator. Where a ferrous monument is not practical, a mark should be permanent in

nature, i.e. cross in stone/concrete, drill-hole, brass monument in concrete. Monuments shall be of sufficient length and width to provide substantial stability to retain the established position as set, and to minimize the likelihood of disturbance.

- E. The surveyor shall provide a certificate that all monuments have been installed according to the requirements of this section and are shown on the final plan.

Article VIII. Installation of improvements

§ 235-37. Development agreement

Before approving any subdivision or land development plan that involves installation of public improvements required by this Ordinance, the City shall require a written and signed developer's agreement that said improvements shall be installed by the applicant in a timely manner in accordance with the standards and specifications of this Ordinance. The agreement shall provide for inspection of said improvements by the City Engineer sufficient to enable certification of installation in compliance with this Ordinance.

§ 235-38. Performance guarantee

The development agreement shall ensure that the required improvements have been installed according to this Ordinance by either of two alternatives prescribed below and in accordance with the PA Municipalities Planning Code:

- A. Completion of Improvements Prior to Final Approval – Prior to final plan approval, the applicant shall complete all improvements required in this Ordinance and as specified in the approved preliminary subdivision or land development plan. Final plan approval shall not be granted until the dedication of improvements has been accepted by the host municipality and/or Potter County.
- B. Guarantee of Completion of Improvements – In lieu of requiring the completion of all improvements prior to final subdivision or land development plan approval, the applicant shall enter into an agreement with Potter County whereby the applicant shall guaranty, by deposit with Potter County of financial security, the completion of all streets and other improvements required by this Ordinance and as specified in the proposed final plan in a manner satisfactory to the County Engineer and the Potter County Planning Commission. The final plat or record plan shall not be signed nor recorded until the written financial improvements agreement is executed and financial security satisfactory to Potter County has been posted.
 - (1) Financial security shall be of a type and in amounts prescribed by, and meet requirements of, the PA Municipalities Planning Code.
 - (2) Procedures and requirements for administering financial security, including release of financial security and remedies to effect completion of improvements, shall be as prescribed by the PA Municipalities Planning Code.
 - (3) If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

§ 235-39. Dedication of improvements

Where streets and other public improvements are proposed for dedication to the City:

- A. Formal notation shall be placed on the final plan to indicate the public improvements being proposed for dedication to the City.
- B. Upon completion of the inspection and approval of the public improvements, the developer shall submit a request in writing to accept the dedication of the public improvements. The request for

acceptance shall include deeds of dedication and all other legal descriptive documents. The City Council may accept dedication of the approved public improvements by legal action in accord with appropriate local government code.

- C. Every street or other improvement shown on a subdivision or land development plan shall be deemed to be a privately-owned street or improvement until such time as the same shall have been offered for dedication to the City and accepted by appropriate legal action.
- D. Following completion of the public improvements, the applicant shall post financial security to secure the structural integrity of the improvements and to guarantee the proper functioning of those improvements in accordance with the design standards of this Ordinance. Financial security shall be of a type prescribed by the PA Municipalities Planning Code and shall be for a period of 18 months from the date of acceptance of the improvements. The amount of the maintenance security shall be 15% of the actual cost of installation of the improvements.

§ 235-40. Private ownership and maintenance of improvements

Where ownership and maintenance of improvements required by this Ordinance and installed in accord with this Article is to be the private responsibility of individual lot owners, a homeowners' association or similar entity, or an organization capable of carrying out maintenance responsibilities, ownership and maintenance responsibilities shall be set forth in agreements, perpetual covenants, or deed restrictions binding on the landowners and their successors in interest.

ENACTED AND ORDAINED this 10th day of June, 2024.

COUNCIL OF THE CITY OF GREENSBURG

By:



Robert L. Bell

Mayor and President of Council

Attest:



Kelsye A. Hantz

City Administrator and Secretary of Council

