

INDEPENDENCE TOWNSHIP
Washington County

ORDINANCE NO. 19-04

**AN ORDINANCE OF THE TOWNSHIP OF
INDEPENDENCE, WASHINGTON COUNTY, PENNSYLVANIA,
AMENDING CHAPTER 360 SUBDIVISION AND LAND
DEVELOPMENT AND CHAPTER 352 STORMWATER
MANAGEMENT TO REPLACE THE DEFINITION OF LAND
DEVELOPMENT WITH LANGUAGE THAT IS THE
CONSISTENT WITH THE DEFINITION USED IN THE
TOWNSHIP ZONING ORDINANCE.**

WHEREAS, the Board of Supervisors believe it to be in the best interest and welfare of the Township to amend the Township Code, specifically Chapter 360 Subdivision and Land Development and Chapter 352 Stormwater Manager to replace the definition of Land Development with a new definition that mirrors the definition of Land Development in the Township's Zoning Ordinance to have a consistent definition throughout the Township Code;

NOW THEREFORE, the Board hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1. AMENDMENT TO CHAPTER 360, SUBDIVISION AND LAND DEVELOPMENT, SECTION 360-7 SPECIFIC WORDS AND PHRASES. Chapter 360. Subdivision and Land Development Article II. Definitions, § 360-7. Specific words and phrases is amended by replacing the definition of Land Development in its entirety with the following:

LAND DEVELOPMENT - The improvement of one lot or two or more contiguous lots, tracts or parcels for any purpose involving:

- A. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively;
- B. A single nonresidential building on a lot or lots, regardless of the number of occupants or tenure;
- C. Any change of use or structural alteration that results in an increase in total lot coverage by structures and/or paving; or
- D. 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.

SECTION 2. AMENDMENT TO CHAPTER 352, STORMWATER MANAGEMENT, SECTION 352-202 TERMS DEFINED. Chapter 352. Stormwater Management, Article II. Definitions, § 352-202. Terms defined is amended by replacing the definition of Land Development in its entirety with the following:

LAND DEVELOPMENT - The improvement of one lot or two or more contiguous lots, tracts or parcels for any purpose involving:

- A. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively;
- B. A single nonresidential building on a lot or lots, regardless of the number of occupants or tenure;
- C. Any change of use or structural alteration that results in an increase in total lot coverage by structures and/or paving; or
- D. 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.

SECTION 3. Repealer.

Any Township code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY.

In the event that any provision, section, sentence, clause, or part of this Ordinance is held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of the Ordinance, it being the intent of the Township Council that such remainder shall be and shall remain in full force and effect and for this purpose the provisions of this Ordinance are hereby declared to be severable.

ENACTED AND ORDAINED this 18th day of December, 2019.

ATTEST:

**BOARD OF SUPERVISORS
INDEPENDENCE TOWNSHIP**

CHAIRMAN

SUPERVISOR

SUPERVISOR