

ORDINANCE NO. 1441

BOROUGH OF HARMONY
BUTLER COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE BOROUGH OF HARMONY, BUTLER COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 22 OF THE HARMONY BOROUGH
CODE OF ORDINANCES TO AMEND CERTAIN SECTIONS OF THE
BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

WHEREAS, in order to promote and protect the health, safety and welfare of the residents of the Borough of Harmony, Butler County, Pennsylvania, the Borough Council has determined it necessary to prohibit obstructions to amend certain sections of the Borough Subdivision and Land Development Ordinance (SALDO).

NOW THEREFORE, be it ordained and enacted by the Borough Council of the Borough of Harmony as follows:

SECTION 1. Chapter 22-202(HH)(.3) of the Harmony Borough Subdivision and Land Development Ordinance is hereby deleted and replaced with the following:

“3. Development other than those activities specified as exclusions in Section 105 of this Ordinance”

SECTION 2. Chapter 22-303 (C)(1) of the Harmony Borough Subdivision and Land Development Ordinance is hereby deleted and replaced with the following:

“1. Material required in Section 302.”

SECTION 3. Chapter 22-303 (C)(4) of the Harmony Borough Subdivision and Land Development Ordinance is hereby deleted and replaced with the following:

“4. North point, graphic scale, and date.”

SECTION 4. Chapter 22-303 of the Harmony Borough Subdivision and Land Development Ordinance is hereby amended to include the following:

“29. County Parcel ID number.

30. Deed restrictions (*if any*).”

SECTION 5. Chapter 22-503 (G) of the Harmony Borough Subdivision and Land Development Ordinance is hereby amended with the following:

“The maximum length of a cul-de-sac street shall be six hundred (600) lineal feet, exclusive of the turn-around portion.”

SECTION 6. Chapter 22-503 (G) of the Harmony Borough Subdivision and Land Development Ordinance is hereby amended to include the following:

“3. The minimum grade of the turn-around portion of the cul-de-sac shall be one percent (1%). The maximum grade of the turn-around portion of the cul-de-sac shall be four percent (4%).”

SECTION 7. Chapter 22-504 of the Harmony Borough Subdivision and Land Development Ordinance is hereby amended to include the following:

“H. The depth of a lot shall not exceed four (4) times the width of a lot as measured at the building setback line.”

“I. Additional Lot Requirement:

A proposed lot not meeting the minimum lot requirements of this section 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 area requirements.”

SECTION 8. Chapter 22-304.C of the Harmony Borough Subdivision and Land Development Ordinance is hereby amended to include the following:

“19. CERTIFICATES, ACKNOWLEDGEMENTS, AND APPROVALS

The certificates, acknowledgements, and signature blocks that follow shall be inscribed on the subdivision or land development plan and shall be properly signed and attested. All certificates shall be placed on the final plan in an arrangement suitable for placement of all required seals.

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 BUTLER }

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 recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this ____ day of _____, 20____. _____ SEAL (Notary Public) My commission expires the ____ day of _____, 20____.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume _____ Page(s) _____ Given under my hand and seal this ____ day of _____, 20____. _____ (Recorder of Deeds)

PROFESSIONAL CERTIFICATE

I, _____, a Professional

(Name of professional) (Surveyor,
Engineer, Landscape Architect) of the Commonwealth of Pennsylvania, do
hereby certify that this plan shown hereon is true and correct to the standards of
the Butler County Subdivision and Land Development Ordinance and that the
survey and all angles, distances, and courses are accurately shown, that the
monuments and markers as shown on the plat have been, or will be set, and to the
best of my knowledge, that this plan correctly represents the lots, lands, streets,
and highways as surveyed and plotted by me for the owners or agents.

SEAL (Professional's Name)

(Professional's Registration No.)

(Date)

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this _____ day of
_____, 20____.

(Secretary) (Chairman) See
Comments On File at the Butler County Planning Commission Plan Number:

SEAL

HARMONY BOROUGH PLANNING COMMISSION REVIEW

Reviewed by the Harmony Borough Planning Commission this _____ day of
_____, 20____.

(Secretary)

(Chairman)

MUNICIPAL APPROVAL

Approved by the Council of Harmony Borough this 15th day of
~~MARCH~~ DECEMBER, 2023.

[Signature]

(President) SEAL"

SECTION 9. All ordinances and parts of ordinances inconsistent herewith are
hereby repealed.

ORDAINED AND ENACTED BY THE COUNCIL OF THE BOROUGH
OF HARMONY THIS 5th DAY OF December, 2023.

ATTEST

Amy Brown
Secretary

BOROUGH OF HARMONY

By: Greg Such
Greg Such, Council President

EXAMINED AND APPROVED BY ME THIS 5th DAY OF
December, 2023.

Cathy Rape
Cathy Rape, Mayor