

PART 1

PURPOSE; INTERPRETATION; SHORT TITLE

§22-101. Purpose; Repealer.

1. This chapter is enacted for the purpose of creating conditions favorable to the health, safety, morals and general welfare of the inhabitants of Chalfont Borough by regulating the design and construction of proposed subdivisions and land developments so as to assure the creation of sites suitable for building purposes and human habitation; the harmonious development of the Borough; the coordination of existing streets with proposed streets, parks or other features of the Official Street Plan of the Borough; the creation of adequate open space for traffic, recreation, light and air; the proper distribution of population; to assure the proper layout or arrangement of land and space; to require proper design of streets to accommodate projected traffic and facilitate fire protection; to provide adequate easements or rights-of-way for drainage, utilities and roads; and to make adequate provisions for curbs, storm and sanitary drainage facilities, walkways and other required public facilities.
2. It is also the specific purpose of this chapter:
 - A. To regulate the subdivision and/or development of flood-prone and/or mudslide-prone areas in order to promote the general health, welfare and safety of the community.
 - B. To require that each subdivision lot in flood-prone and/or mudslide-prone areas be provided with a safe building site with adequate access and that public facilities which serve such uses be designed and installed to preclude flood and/or mudslide damage at the time of initial construction.
 - C. To protect individuals from buying lands which are unsuitable for use because of flood and/or mudslide hazards by prohibiting the subdivision and/or development of unprotected flood-prone and/or mudslide-prone lands.
3. This chapter will replace the Chalfont Land Subdivision Ordinance of 1958 and subsequent amendments.

(Ord. 359, 11/14/2006)

§22-102. Objectives.

The subdivision and land development regulations set forth in this chapter are made in accordance with the Comprehensive Plan of Chalfont Borough and are intended to achieve the following goals:

SUBDIVISION AND LAND DEVELOPMENT

- A. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements.
- B. To prevent one or more of the following: overcrowding of land; blight; danger and congestion in travel and transportation; and loss of health, life or property from fire, panic or other dangers.
- C. To assist orderly, efficient and integrated development of land; to provide for the coordination of existing streets and public utilities with new facilities; to provide for efficient and orderly extension of community services and facilities at minimum cost and maximum convenience; to ensure conformance of land utilization with the Borough Comprehensive Plan; and to secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards for observance by subdividers and the Commission.

(Ord. 359, 11/14/2006)

§22-103. Interpretation.

The provisions of this chapter shall be held to be minimum requirements for the promotion of the above purposes. Where the provisions of this chapter impose greater restrictions than those of any other ordinance or regulation, the provisions of this chapter shall be controlling. Where the provisions of any other ordinance or regulation impose greater restrictions than this chapter, the provisions of such other ordinance or regulation shall be controlling.

(Ord. 359, 11/14/2006)

§22-104. Borough Liability.

The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guaranty or warranty of any kind by the Borough or by an official or employee thereof of the practicality or safety of the proposed use and shall create no liability upon the Borough, its officials or employees.

(Ord. 359, 11/14/2006)

§22-105. Short Title.

This chapter shall be known and may be cited as the “Borough of Chalfont Subdivision and Land Development Ordinance.”

(Ord. 359, 11/14/2006)

§22-106. Compliance with Applicable Standards.

From and after the effective date of this chapter, any subdivision and/or land development plan submitted to Chalfont Borough shall be in conformity with this chapter and all standards and specifications adopted as a part of this chapter and shall comply fully with the existing zoning regulations applicable to the land.¹

(Ord. 359, 11/14/2006)

¹ Editor’s Note: See Ch. 27, Zoning.

