

MILFORD TOWNSHIP
SUBDIVISION ORDINANCE
ARTICLE VI
DESIGN STANDARDS/IMPROVEMENT SPECIFICATIONS

601 General Standards

601.1 Application - The standards and requirements contained in this Article are intended as the minimum for the preservation of the environment and promotion of the public health, safety and general welfare and shall be applied as such by the Milford Township Planning Commission and by the Milford Township Board of Supervisors in reviewing and evaluating plans for all proposed subdivisions and/or land developments.

A. Additional or higher type improvements may be required in specific cases where, in the opinion of the Township, they are necessary to create conditions essential to the health, safety, morals and general welfare of the citizens of Milford Township and/or to protect the environment of the Township.

601.2 Planned Improvements - Physical improvements to the property being subdivided and/or developed shall be provided, constructed and installed as shown on the record plan.

601.3 Improvements Specifications - All improvements installed by the Developer shall be constructed in accordance with the design specifications and construction standards of the Township.

A. Where there are no applicable Township specifications, improvements shall be constructed in accordance with specifications furnished by the Township Engineer, County Engineer, Pennsylvania Department of Environmental Resources, Bureau of Forestry or such other State or Federal agency as may be applicable.

B. If there are no applicable Township or State regulations, the Township Planning Commission and/or the Board of Supervisors may authorize that such specifications be prepared by the Township Engineer or an Engineering Consultant.

601.4 Other Ordinances - Whenever other Township ordinances and/or regulations impose more restrictive standards and requirements than those contained herein, such other ordinances and/or regulations shall be

observed, otherwise, the standards and requirements of this Ordinance shall apply.

601.5 Modifications - The standards and requirements of this Ordinance may be modified (pursuant to Section 803), by either increasing or decreasing the said standards and/or requirements, by the Township Supervisors, upon recommendation of the Township Planning Commission, where such modifications achieve substantially the objectives of this Ordinance, will not unduly tax Township fiscal service obligations and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the subdivision and/or development plan.

601.6 Land Suitability - Land subject to hazards to life, health or property or considered to be otherwise uninhabitable shall not be subdivided or developed for building purposes unless adequate safeguards are provided.

601.7 Natural Features - Natural features such as vegetation, trees, water courses and other physical features shall be preserved to the greatest extent possible.

602 Blocks and Lots

602.1 Configuration - The configuration of blocks and lots shall be based upon the lot area requirements, the salient natural features, the existing man-made features, and the proposed type of structure. Lot configurations should provide for flexibility in building locations, while providing safe vehicular and pedestrian circulation.

602.2 Blocks

- A. Residential blocks shall have a maximum length of one thousand six hundred (1600) feet.
- B. Commercial blocks shall have a maximum length of one thousand (1000) feet.
- C. Blocks shall be of sufficient width to permit two tiers of lots except where a public street, stream, other natural barrier or unsubdivided land prevents the platting of two tiers of lots.

602.3 Lots

- A. Lot sizes and widths shall be governed by the Milford Township Zoning Ordinance. The net lot area shall be determined by computing the gross area contained within the lot lines and subtracting therefrom the following non-qualifying areas:
1. Any area or portion of the lot lying within or subject to any road, road right-of-way, access easement or access right-of-way.
 2. The area of any flood plain, utility easement, utility right-of-way, or easement or right-of-way of any other type, other than a road or access easement or right-of-way, which encroaches upon the area available for building as determined from the front, side and rear building setback lines prescribed in the Milford Township Zoning Ordinance.
- B. Lots shall not be divided by municipal boundaries.
- C. All lots shall front on a street. If double frontage lots are platted as provided herein, the lot depth shall be increased by twenty (20) feet to provide for a planting strip along the rear lot line.
- D. All side lines of lots shall be at right angles to straight street lines and radial to curved street lines.
- E. Double frontage lots shall not be platted except where provided as reverse frontage lots to minimize driveway intersections along a public road; and lot access is restricted to the interior development street.

603 Streets/Roads

Roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles and cross sections as approved by the Township.

603.1 Topography - Roads shall be logically related to topography to produce reasonable grades, minimize stormwater run-off and provide suitable building sites.

603.2 Existing Access - Existing private roads proposed to provide access to a subdivision and/or land development shall meet the requirements of this Section 603 or shall otherwise be improved to such standards.

603.3 Street Continuation - Residential streets shall be planned to discourage through traffic; however, the arrangement of streets wherever possible shall provide for continuation of existing or platted streets and for adequate access to adjoining undeveloped tracts suitable for future subdivision by reserving rights-of-way to the adjoining undeveloped tracts.

603.4 Street Names - Streets that are extensions of, or obviously in alignment with, existing streets shall bear the names of the existing streets. Street names shall not be repeated or be similar to those existing within the Township or adjacent areas and all street names shall be subject to the approval of the Township.

603.5 Inadequate Rights-of-Way

- A. Where a subdivision and/or land development abuts or contains an existing municipal or private street of inadequate right-of-way width, additional right-of-way width in conformance with Table V-I "Design Standards for Streets" shall be provided.
- B. Where a subdivision and/or land development abuts or contains an existing State road of inadequate right-of-way width additional set-back requirements shall be provided to reflect such additional width required to make the road conform to Table V-I "Design Standards for Streets".

603.6 Cul-de-Sac Streets - Cul-de-sac streets shall meet the following design regulations:

- A. Dead-end streets are prohibited unless otherwise designed as cul-de-sac streets or designed to provide future access to adjoining properties.
- B. Any temporary dead end street shall be provided with a temporary all-weather turn-around, within the subdivision, and the use of such turn-around shall be guaranteed to the public until such time as the street is extended.
- C. Cul-de-sac streets, permanently designed as such, shall not exceed 1200 feet in length or shall not furnish access to more than 25 dwelling units.