

## ARTICLE II

### APPLICABILITY OF REGULATIONS

#### SECTION 201 APPROVAL REQUIRED

Approval in accordance with these Subdivision Regulations shall be required for:

- A. Any land development, as defined by this Ordinance, other than those excluded by Section 203 of this Ordinance.
- B. Any subdivision, as defined by this Ordinance, including the redivision or replatting of previously recorded lots or lot line adjustments for previously recorded lots.
- C. The consolidation, as defined by this Ordinance, of two (2) or more lots, tracts or parcels of land for the purpose of one (1) development; and
- D. Any development in which the developer proposes or intends to construct streets or any other public improvement to be dedicated to the Township for public use.

#### SECTION 202 COMPLIANCE REQUIRED

No lot in a subdivision or land development may be leased, transferred or sold and no permit to erect, alter, repair or occupy any building or use any land in any subdivision or land development may be issued unless and until such subdivision or land development shall have been approved and properly recorded and until such improvements as required by this Ordinance shall have been constructed or guaranteed, as provided for by this Ordinance.

The description by metes and bounds in an instrument of transfer or other documents used for selling or transferring property shall not exempt the seller or transferror from complying with the requirements of this Ordinance.

#### SECTION 203 EXCLUSION OF CERTAIN LAND DEVELOPMENTS

The following types of land developments are hereby excluded from the provisions of this Ordinance governing land developments, as defined herein:

- A. The conversion of an existing single family dwelling or two family dwelling into not more than three (3) residential dwelling units, unless such units are intended to be a condominium;

- B. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
- C. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this sub-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.

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**SECTION 204 COMPLIANCE WITH OTHER CODES AND REGULATIONS**

- 204.1** In addition to complying with the provisions of this Ordinance, all subdivisions and land developments within the Township shall comply with all applicable Township ordinances as amended or adopted from time to time.
- 204.2** Compliance with applicable Township, County, State or Federal regulations shall be a requirement for any approval under the provisions of this Ordinance.
- 204.3** Any violation of applicable Township, County, State or Federal regulations or permits shall be deemed a violation of this Ordinance and shall be subject to enforcement procedures authorized by this Ordinance.

**SECTION 205 SUBDIVISION OF LOTS WITH EXISTING TWO FAMILY DWELLINGS OR TOWNHOUSES**

Lots containing existing two family dwellings or townhouse dwellings may be subdivided along the party wall between two (2) dwelling units without obtaining a variance even though the required side yard is zero on the party wall lot line and even though the new lot containing one (1) dwelling unit is less than the minimum required by the Zoning Ordinance, provided the original lot meets the minimum lot area requirements of the Zoning District in which it is located and there is no increase in the dwelling unit density on the original lot. A vacant lot shall not be created which does not meet the minimum requirements of the Zoning Ordinance.