

CLUSTER PLAT ORDINANCE

Adoption Date: 03/19/03

Section 1: PURPOSES AND INTENT

This Ordinance is enacted for the following purposes:

1. To protect the public health, safety, morals, conveniences and general welfare;
2. To assure the best quality of life for the residents of the Township;
3. To preserve open farmland and the rural character of the Township;
4. To promote orderly and balanced development that is sustainable and consistent with the Township's character;
5. To enhance and protect the Township's tax base;
6. To conserve and protect unique and sensitive natural, historical and physical resources of the Township;
7. To assure safe and adequate roads for the mobility of the public;
8. To preserve recreational areas within the Township and to develop parks and trails.

Section 2. TITLE

This Ordinance shall be known, cited, and referred to as the "Orrock Township Cluster Plat Ordinance", except as referred to herein, where it shall be known as "this Ordinance".

Section 3. JURISDICTION, SCOPE, INTERPRETATION AND VALIDITY

1. Jurisdiction

The jurisdiction of this Ordinance shall apply to all areas of Orrock Township.

2. Scope

From and after the effective date of this Ordinance, the use of all land and every building or portion of a building erected, altered in respect to height and area, added to or relocated, and every use within a building or use accessory thereto in Orrock Township shall be in conformity with the provisions of this Ordinance. Any existing building or structure and any existing use of properties not in conformity with the regulations herein prescribed shall be regarded as nonconforming, but may be continued, extended or changed, subject to the special regulations herein provided with respect to nonconforming properties or uses.

3. Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for the promotion of public health, safety, comfort, convenience and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other Ordinance or regulation, the provisions of this Ordinance shall be controlling.

Cluster Plat Continue:

4. Validity

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared to be invalid.