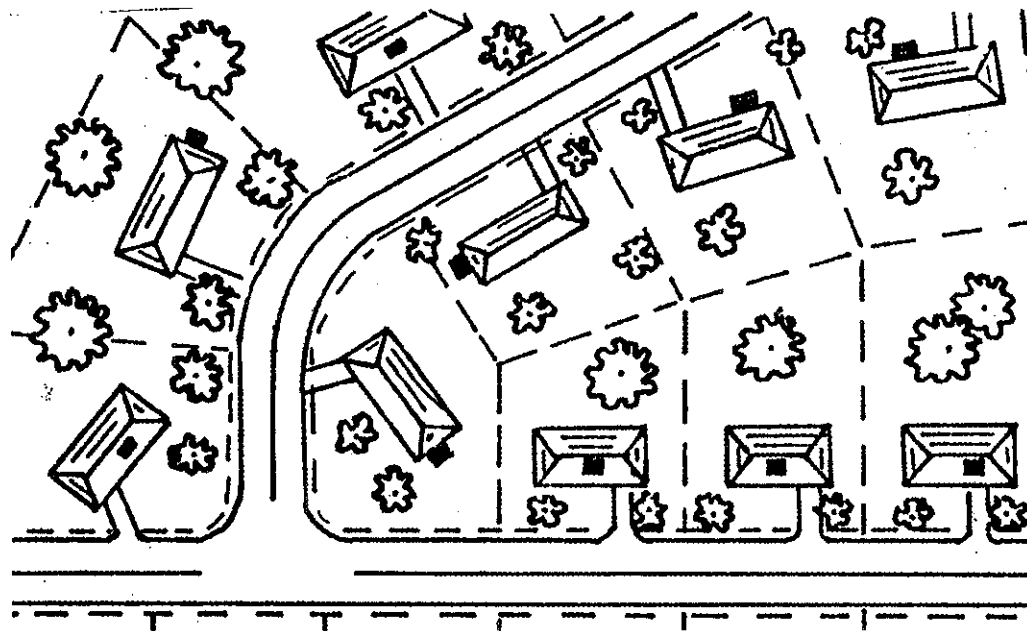


SOMERSET COUNTY SUBDIVISION and LAND DEVELOPMENT REGULATIONS



SOMERSET COUNTY PLANNING COMMISSION
300 NORTH CENTER AVENUE, SUITE 540
SOMERSET, PENNSYLVANIA 15501

APRIL 6, 2004

SOMERSET COUNTY

SUBDIVISION & LAND

DEVELOPMENT ORDINANCE

Prepared for:

SOMERSET COUNTY BOARD OF COMMISSIONERS
300 NORTH CENTER AVENUE, SUITE 500
SOMERSET, PENNSYLVANIA 15501

Prepared by:

SOMERSET COUNTY PLANNING COMMISSION
300 NORTH CENTER AVENUE, SUITE 540
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APRIL 6, 2004

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APRIL, 2004

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Includes sections on the purpose of the ordinance, plus its authority and jurisdiction, and interpretation.	
ARTICLE II - DEFINITIONS.....	PAGE 3
Provides definitions and other general terms necessary for the interpretation of this ordinance.	
ARTICLE III - SUBMISSION & REVIEW PROCEDURE	PAGE 9
Guides the developer through the submission and review procedures for approval of plans.	
ARTICLE IV - PLAN REQUIREMENTS	PAGE 16
Outlines the necessary data that must appear on the submitted plans.	
ARTICLE V - DESIGN STANDARDS	PAGE 25
Contains technical data regarding the proper design and layout of streets, blocks, lots, sewage disposal, water supply, and storm drainage.	
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ARTICLE IX - RESIDENTIAL CLUSTER SUBDIVISION / LAND DEVELOPMENTS	PAGE 41
Provides a guide and additional design standards for the preparation, review and approval of plans for cluster type developments.	

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Explains procedures for revisions, amendments, and modifications to
the ordinance. Also, provides administrative requirements for
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Sample Minor Plan

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Sample Land Development Plan

Minor Land Development Sketch

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