



Right-of-Way Dedication Policy

Purpose

One of the Township's responsibilities is to encourage well-planned, efficient and attractive subdivisions with appropriate standards for design and construction. Chapter 3 of the Lent Township Code of Ordinances regulates the subdivision of lands within Lent Township and states that one purpose of this ordinance is to establish minimum standards for rights-of-way. A right-of-way is where land is dedicated for public use including, streets, pedestrian ways and other authorized utilities. Right-of-way dedication is required to safeguard the future development of public land uses.

This document is to establish the policy that the Lent Township uses to calculate the minimum lot area and the right-of-way dedication requirements during the subdivision of parcels.

Policy Language

The minimum lot area requirements, dimensional criteria and street frontage requirements specified in the Township's Zoning Ordinance shall apply to all lots being subdivided, with the following exceptions:

- 1. Public road easements and public road rights-of-way both previously in existence and required at the time the subdivision of land is proposed may be credited towards the minimum lot area requirements*
- 2. Lot area requirements, dimensional criteria and street frontage requirements may be modified in Planned Unit Developments approved by the Township.*

[Signature] *[Signature]* 10/20/2021