

ORDINANCE NO. 2007 - 02

AN ORDINANCE OF PENN TOWNSHIP, SNYDER COUNTY, AMENDING ORDINANCE NO. 2005-01, THE TOWNSHIP ZONING ORDINANCE, TO AMEND SETBACK REQUIREMENTS IN THE R-1. R-2 AND VC DISTRICTS, REPEAL SPECIAL REQUIREMENTS FOR NONATTACHED STRUCTURES, AMEND CERTAIN PARKING AND LOT REQUIREMENTS, AMEND SIGN PROJECTION LIMITATIONS, AND AMEND CERTAIN SETBACK MODIFICATIONS.

BE IT ORDAINED AND ENACTED by Penn Township, Snyder County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION ONE: Article IV, Section 404.6 (R-1 District) and its subsections, of Township Ordinance No. 2005-01 is hereby amended to read as follows:

"Section 404.6 Setbacks

Each lot or tract shall provide front, side and rear setbacks not less than the following:

- A. *Front Setback-All structures: Fifty (50) feet from the centerline of the road. Corner lots shall be construed to have two (2) two front yards.*
- B. *Side setback-All structures: Ten (10) feet.*
- C. *Rear setback-All structures: Ten (10) feet."*

SECTION TWO: Article IV, Section 405.6 (R-2 District) and its subsections, of Township Ordinance No. 2005-01 is hereby amended to read as follows:

"Section 405.6 Setbacks

Each lot or tract shall provide front, side and rear setbacks not less than the following:

- A. *Front Setback-All structures: Fifty (50) feet from the centerline of the road.*

Corner lots shall be construed to have two (2) two front yards.

- B. Side setback-All structures: Ten (10) feet.*
- C. Rear setback-All structures: Ten (10) feet."*

SECTION THREE: Article IV, Section 406.6 (VC District) and its subsections, of Township Ordinance No. 2005-01 is here by amended to read as follows:

"Section 406.6 Setbacks

Each lot or tract shall provide minimum front, side and rear setbacks as follows:

- A. Front setback: Thirty-five (35) feet from the centerline of the road or zero setback from the sidewalk, which ever is less. For in-fill development in Salem or Kantz the average setback of adjacent buildings may be used as the setback for new buildings.*
- B. Side setback: Ten (10) feet. One sideyard may have a zero setback but the combined side yards shall not be less than twenty (20) feet. If a setback of less than ten (10) feet for any one side yard is selected, there shall be at least five (5) feet to buildings on the adjoining lot. Additionally, all storm water drains from structures closer than 10 feet from a property line shall be diverted away form the property line.*
- C. Rear setback: Ten (10) feet.*
- D. Corner lots are considered to have two front yards."*

SECTION FOUR: Article V, Section 501.2, Nonattached Structures, and its subsections, of Township Ordinance No. 2005-01 is hereby repealed.

SECTION FIVE: Article V, Section 502.2, of Township Ordinance 2005-01, is hereby amended to provide new heading and wording as to parking requirement for Residential Dwelling and mobile Home Parks as follows:

"Type of Use

Minimum of Two Parking Space for Each

Residential dwelling

dwelling unit

Mobile Home Parks

mobile home lot

Type of Use

Minimum of One Parking Space for Each

Bed and Breakfast, Hotel, Motel

bedroom"

.....

SECTION SIX: Article V, Section 502.2, of Township Ordinance 2005-01, is hereby amended to add to parking requirement for Church, Auditorium, as follows:

Type of Use

Minimum of One Parking Space for Each

.....

"Church, Auditorium

*Four (4) seats**

**(Where individual seats are not otherwise delineated, a seating space of 18 inches shall equal one seat.)"*

.....

SECTION SEVEN: Article V, Section 502.3, of Township Ordinance 2005-01, is hereby amended to read as follows:

"502.3 Location

The parking area must be located on the same premises as the structure for which it is required. In the event an owner or occupant of a lot cannot comply with the requirements for off-street parking and loading/unloading spaces on the same premises as the structure for which it is required, the Board of Supervisors may, as a conditional use, allow the parking to be on adjoining or near-by premises owned or occupied by the owner or occupant of the structure, taking into consideration the nature of the use of the structure and the proximity of the proposed parking and/or load/unloading spaces to the structure. "

SECTION EIGHT. Article V of Township Ordinance 2005-01, is hereby amended to add Section 502.10 as follows:

"502.10 Lighting.

Parking lots shall be illuminated as is necessary to protect the public safety. In all cases such illumination shall be diverted and designed to prevent glare or excessive brightness which may become a nuisance for adjacent residential uses or hazardous to the motoring public."

SECTION NINE: Article V, Section 506.4 and its subsections, of Township Ordinance No. 2005-01 is hereby amended to read as follows:

"Section 506.4 Projection of Signs

No sign shall project:

- A. Over a public sidewalk area, except in the VC zone where the clearance shall be not less than nine (9) feet above the sidewalk.*
- B. Over a public highway or street, unless such sign is necessary for traffic control purposes and meets current Pa DOT specifications.*
- C. More than twenty-two (22) feet above the ground except for an attached sign which may not project above the roof of the building."*

SECTION TEN: Article V, Section 508 C. and its subsections of Township Ordinance 2005-01, is hereby amended to read as follows:

"SECTION 508 SETBACK MODIFICATIONS

.....

- C. Accessory Appurtenant Structures: Setback regulations do not apply to:
 - 1. School bus shelters, telephone booths, and eaves, chimneys, cornices, steps canopies, and similar extensions but not including porches or patios whether covered or not.**

2. *Articles of ornamentation or decoration.*
3. *Fences, retaining walls, unless in the case of a corner lot where clear sight shall be maintained.*
4. *Open fire escapes."*

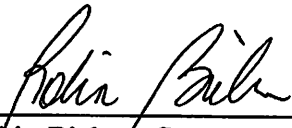
SECTION ELEVEN: Effective Date

This ordinance shall become effective five (5) days after adoption.

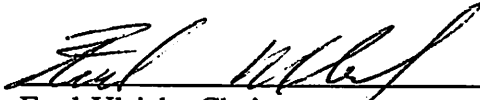
ORDAINED AND ENACTED this 17th day of *July*, 2007.

PENN TOWNSHIP BOARD OF SUPERVISORS

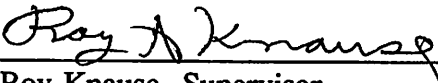
Attest:



Robin Bieber, Secretary



Fred Ulrich, Chairman



Roy Knause, Supervisor



Jon Payne, Supervisor

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 2007 - 02 adopted by unanimous vote of the Board of Supervisors at regular meeting held on July 17, 2007, after due advertisement and public notice, with quorum present.

dated: July 17, 2007



Robin Bieber, Township Secretary

