

ORDINANCE 04-04

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF PENN FOREST TOWNSHIP, CARBON COUNTY, PENNSYLVANIA ENTITLED, "PENN FOREST TOWNSHIP ZONING ORDINANCE OF 1991" ("ZONING ORDINANCE").

BE IT ENACTED AND ORDAINED by Penn Forest Township, Carbon County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, that the following additions, deletions and amendments be made to the Zoning Ordinance:

1. Schedule II (Regulations Governing the Size of Lots, Yards and Buildings for Permitted Uses) shall be deleted in its entirety.

2. Section 5.300(d) (Minimum Site Area) shall be deleted in its entirety and replaced by the following:

(d) **Minimum Site Area** - This is the minimum acreage required in order to qualify for a particular permitted use. Except in the case of Use Class 9 (Performance Standard Subdivision), the minimum site area is the same as the minimum lot size. For Use Class 9, the minimum site area in the R-1 District is ten (10) acres and in the R-2 and R-3 District is five (5) acres.

3. Section 5.300(e) (Minimum Lot Size) shall be deleted in its entirety and replaced by the following:

(e) **Minimum Lot Size** - This column refers to the minimum area for each individual lot in a single-family or non-residential use. This column refers to the minimum average lot size in single-family cluster uses. The minimum lot sizes are contained in Section 5.400 (Dimensional and Area Requirements) below.

4. The fourth column of the Table of Performance Standards contained in Section 5.300 shall be deleted in its entirety and replaced by the following:

**Minimum Site
Area and
Minimum Lot
Size**

See Sections
5.300(d)
and
5.300(e)
above.

5. Section 5.400 (Dimensional and Area Requirements) shall be deleted in its entirety and replaced by the following:

5.400 DIMENSIONAL AND AREA REQUIREMENTS

Where minimum lot sizes or yard requirements, or maximum building heights or building coverage requirements, are not provided for a specific use in Sections 4.301 (Permitted Uses), 4.302 (Special Exemption Uses), or Section 4.303 (Conditional Uses), the following requirements shall apply:

TYPE OF REGULATIONS	R-1	R-2	R-3	C-1 & C-2	I-1
<u>Minimum Lots Size</u>					
Area (Acre)	2A	2A	2A	2A	2A
Width (Ft.)	200	100	100	200	150
Depth (Ft.)	200	200	200	200	265
<u>Minimum Yards</u>					
Front (Ft.)	50	50	50	60	20
Rear (Ft.)	50	50	20	20	50
Each Side Yard (Ft.)	20	20	15	20	20
<u>Maximum Building Height</u>					
Feet	30	30	30	30	30
Number of Stories	2.5	2.5	2.5	2.5	2.5
<u>Maximum Building Coverage %</u>					
Maximum Building Coverage	10	15	20	20	20

Notes:


1. See Article VII for other Supplementary Regulations governing various uses including variations to lot and yard sizes and regulations governing accessory structures, signs, off-street parking and loading and non-conforming uses and lots.
2. If sanitary sewage disposal is provided by individual onlot facilities for non-residential land uses, the minimum lot size shall be the greater of (a) the minimum lot size designated in the foregoing table, or (b) an area calculated on the basis of a minimum of one (1) acre per equivalent dwelling unit, and the determination of the number of equivalent dwelling units for the land use will be based on estimated average daily water use for the particular land use proposed. For the purpose of this calculation, the average daily water usage for a dwelling unit is 250 gallons per day. For example, a non-residential land use with an average estimated daily water usage of 1,000 gallons per day would be assigned an equivalent unit dwelling count of four (4). The minimum lot size for that land use, therefore, would be 4 x 1 acres, or four (4) acres, if this development intended to use an onlot septic tank and drainfield or similar devices for sewage disposal.
3. If water supply is provided by individual onlot facilities, but public sanitary sewage disposal is provided (a) for single-family or mobile home dwellings the minimum lot size in the foregoing table may be reduced to one (1) acre and in the R-1 district and C-1 district the minimum lot width may be reduced to one hundred twenty-five (125') feet; (b) for single-family attached units or multiple family units, the minimum lot area in the foregoing table may be reduced to one (1) acre per dwelling unit; and (c) for land proposed to be developed with a non-residential land use, the minimum lot size shall be the greater of (1) the minimum lot size designated in the foregoing table, or (2) an area calculated on the basis of a minimum of one (1) acre per equivalent dwelling unit, and the determination of the number of equivalent dwelling units for the land use will be based on estimated average daily water usage for the particular land use proposed. For the purpose of this calculation, the average daily water usage for a dwelling unit is 250 gallons per day. (Refer to Note 2 above for a sample method of calculating minimum lot size for non-residential land uses).
6. Any reference in the Ordinance to Schedule II shall be amended to refer to Section 5.400.
7. All Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance are hereby repealed.
8. The Penn Forest Zoning Ordinance is amended in no other way.

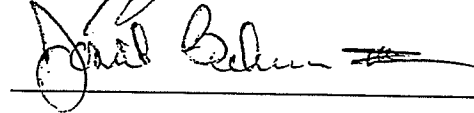
9. The Ordinance shall become effective five (5) days after its enactment.

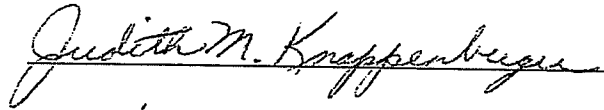
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THIS ORDINANCE IS ENACTED AND ORDAINED this 4^m day of October ,

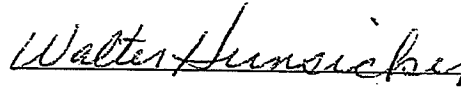
BOARD OF SUPERVISORS
TOWNSHIP OF PENN FOREST



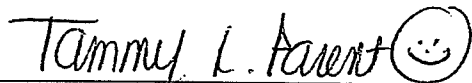








ATTEST:



Secretary