

**TOWNSHIP OF SHENANGO**

**ZONING ORDINANCE**

**ORDINANCE NO. 1 of 2001**

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 73, ENTITLED "SHENANGO TOWNSHIP ZONING ORDINANCE" adopted May 27, 1967 and amended December 14, 1989, to define terms used in the Ordinance; to regulate the location and use of structures and land for residences, business, industry and other purposes; to regulate the height of structures, the percentage of lot covered by structures, the size of lots, the size of yards and other open spaces; to specify standards and criteria for conditional uses and uses by special exception; to establish requirements for off-street parking and loading, signage, landscaping and other lot improvements; to establish standards for Planned Residential Development; to regulate nonconforming uses, structures and lots; to establish provisions for the administration and enforcement of the Ordinance; to prescribe powers and duties of the Zoning Hearing Board; and to establish procedures for amending the Ordinance.**

**BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Shenango, Lawrence County, Pennsylvania, as follows:**

**ARTICLE I**

**BASIC PROVISIONS**

**SECTION 100 TITLE**

The official title of this Ordinance is "Shenango Township Zoning Ordinance."

**SECTION 101 EFFECTIVE DATE**

This Ordinance shall take effect immediately upon adoption by the Board of Supervisors.

**SECTION 102 AUTHORITY**

This Ordinance is adopted by virtue of the authority granted to the Township by the Commonwealth of Pennsylvania in the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (P.S. 10101 et. seq., as may be amended from time to time).

## **SECTION 103      INTERPRETATION**

In the event of conflicts between the provisions of this Ordinance and any other ordinance or regulation, the more restrictive provisions shall apply.

In their interpretation and application, the provisions of this Ordinance shall be considered minimum requirements adopted for the promotion of the health, safety and general welfare of the public.

In interpreting the language of this Ordinance to determine the extent of the restriction upon the use of property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the Board of Supervisors, in favor of the property owner and against any implied extension of the restriction.

## **SECTION 104      COMMUNITY DEVELOPMENT OBJECTIVES**

Community Development Objectives are set forth in the Shenango Township 2001 Land Use Plan Element Update adopted by the Board of Supervisors in 2001. In addition to the specific objectives stated in the 2001 Land Use Plan Element Update, the general community development objectives on which this Ordinance is based are:

- A. To promote the interest of public health, safety, morals and the general welfare;
- B. To secure safety from fire and to provide adequate open spaces for light and air;
- C. To conserve and stabilize property values;
- D. To preserve woodlands, open space, recreational, agricultural and environmentally sensitive lands from conflict with urban development;
- E. To facilitate the economic provision of adequate transportation, water, sewage, schools, parks and other public requirements;
- F. To prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers;
- G. To promote stormwater management, soil and water conservation;
- H. To set forth population density controls;
- I. To promote coordinated and practical community development; and
- J. To promote the utilization of renewable energy sources.

**SECTION 105      COMPLIANCE**

No structure shall be located, erected, constructed, reconstructed, moved, altered, converted or enlarged; nor shall any structure or land be used or designed to be used, except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

**SECTION 106      SEVERABILITY**

If any of the provisions of this Ordinance or the application of any provision to particular circumstances is held to be invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.