

TOWNSHIP OF UNION

ZONING ORDINANCE

ORDINANCE NO. 106

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 73, ENTITLED "UNION TOWNSHIP ZONING ORDINANCE" adopted August 24, 1983 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 offstreet 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 Union, Washington County, Pennsylvania, as follows:

ARTICLE I

BASIC PROVISIONS

SECTION 101 TITLE

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

SECTION 102 EFFECTIVE DATE

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

SECTION 103 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 amended by Act 170 of 1988 (P.S. 10101 et. seq., as may be amended from time to time).

SECTION 104 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 105 COMMUNITY DEVELOPMENT OBJECTIVES

Community Development Objectives are set forth in the Union Township 1996 Comprehensive Plan Update adopted by the Board of Supervisors in 1996. In addition to the specific objectives stated in the 1996 Comprehensive Plan 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 environmental 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 storm water 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 106 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 107 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.