

WAYNE TOWNSHIP, LAWRENCE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2 of 2016

AN ORDINANCE OF WAYNE TOWNSHIP, LAWRENCE COUNTY, PENNSYLVANIA, FOR THE PURPOSE OF MAKING VARIOUS CHANGES, CLARIFICATIONS, AND AMENDMENTS TO ORDINANCE NO. 2 of 2014 ("WAYNE TOWNSHIP ZONING ORDINANCE") BY PROVIDING FOR PURPOSES AND FINDINGS RELATED TO THE ADOPTION OF SAID AMENDMENTS.

WHEREAS, the Wayne Township Board of Supervisors finds that various changes, clarifications, and amendments are deemed necessary in order to encourage beneficial growth in the Township while keeping the density of development consistent with existing Township facilities and the Township's ability to develop new facilities.

WHEREAS, in the judgment of the Wayne Township Board of Supervisors, such changes, clarifications, and amendments to the Wayne Township Zoning Ordinance is consistent with the overall best interest of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Wayne Township, Lawrence County, Commonwealth of Pennsylvania, and by this Ordinance it is hereby ordained and enacted as follows:

1. 308. Lot and Yard Requirement Chart: WAYNE TOWNSHIP LOT AND YARD REQUIREMENTS, shall be revised and amended to provide, as follows:

Districts	Min. Lot Area (Sq.Ft.)	Min. Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height *	Building Coverage
Conservation	43,560	200	50	15	50	35	15%
Industrial	43,560	200	50	15	50	35	25%
Rural Development							
1 Family Dwelling	43,560	200	50	15	35	35	25%
2 Family Dwelling	43,560	200	50	15	35	35	25%
>2 Family Dwelling	43,560 + 20,000/unit	250	50	25	35	35	25%
All Other Uses							
Residential Mixed Use	43,560	200	50	15	35	35	25%
1 Family Dwelling	43,560	200	50	10	35	35	25%
2 Family Dwelling	43,560	200	50	15	35	35	25%

>2 Family Dwelling	43,560 + 5,000/unit	250	50	25	35	35	25%
All Other Uses	43,560	200	50	25	35	35	25%
All Residential Mixed Uses with sewer	21,780	100	50	10	35	35	25%
Residential (R-1)	43,560	200	50	10	35	35	25%
With public sewer	21,780	100	50	10	35	35	25%

1. Height restriction does not apply to silo or agricultural containment areas.
2. Corner Lots in Residential Development and Residential shall be considered to having a Double Frontage.
3. All accessory structures shall be located in accordance to the District Requirement for front yard.
4. Fencing shall be located 3 feet from any adjacent property line and 25 feet from any road cartway. Agriculture fencing is exempt From ordinance where open fencing is employed. However, the front yard setback does apply.
5. Agriculture Building (such as a barn) shall be built to the maximum height of 39 feet from the highest ground level.
6. The front yard setback shall be measured from the centerline of the road cartway.

2. 504. Application of Yard Regulations, is revised and amended to add the following paragraph at the end of the section:

Any increase in area, frontage, width, yard or depth requirements of a zoning ordinance or bylaw shall not apply to a lot for single and two-family residential use which at the time of recording or endorsement, whichever occurs sooner was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirements but at least ten thousand eight hundred ninety square feet (1/4 acre) of area and fifty feet of frontage from center of road cartway.

3. 508. Junk, is revised and amended in its entirety and shall be replaced with the following language:

The visible storage of junk is not permitted in any residential district. The visible storage of junk in any other district shall comply with the Wayne Township junk ordinance.

4. Article 9 Definitions: 902 Specific Terms, the following specific terms are revised and amended in their entirety and shall be replaced with the following language:

Building or Setback Line - Imaginary line parallel to or concentric with the road cartway centerline. No portion of a building foundation or wall may extend nearer to the building setback line.

Front Parcel Line - The line separating the parcel from the road cartway centerline.

5. **Severability.** The provisions of this Ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Board of Supervisors that such determination shall not affect or render void the remaining provisions of this Ordinance. It is the declared intent of the Board of Supervisors that this Ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.

6. **Repealer.** Any and all prior Ordinances or portions of prior Ordinances that are in conflict with this Ordinance are hereby repealed to the extent of such conflict. The remaining prior Ordinances and portions of prior Ordinances including Ordinance No. 2 of 2014, the Wayne Township Zoning Ordinance, not modified herein, shall remain the same.

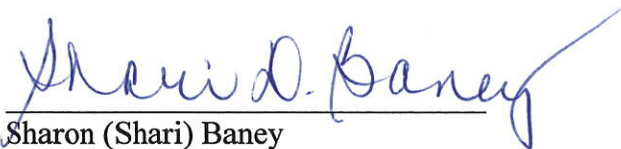
7. **Effective Date.** This Ordinance shall take effect thirty (30) days after the date of adoption by the Board of Supervisors of Wayne Township, Lawrence County, Pennsylvania.

The Board of Supervisors of Wayne Township hereby authorizes the Chairmen of the Board of Supervisors to execute this Agreement.


This Ordinance shall become effective five (5) days after enactment as provided by law.


Enacted and Ordained this 7th day of July , 2016.


ATTEST:


Sharon (Shari) Baney
Secretary/Treasurer

TOWNSHIP OF WAYNE, LAWRENCE
COUNTY, PENNSYLVANIA

By: 
Charles Hutchison
Chairman/Supervisor

By: 
William A. Hepler
Supervisor

By: 
Richard Weingartner
Supervisor/Vice Chairman