

WAYNE TOWNSHIP, LAWRENCE COUNTY, PENNSYLVANIA
ORDINANCE NO. 5 of 2017

AN ORDINANCE OF WAYNE TOWNSHIP, LAWRENCE COUNTY, PENNSYLVANIA, FOR THE PURPOSE OF MAKING VARIOUS CHANGES, CLARIFICATIONS, AND AMENDMENTS TO ORDINANCES NO. 2 of 2016 and NO. 2 of 2014 (HEREINAFTER "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	43,560	200	50	25	35	35	25%
Residential Mixed Use	43,560	200	50	15	35	35	
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. **No accessory structure shall be located any closer to the road than the existing or proposed principal structure.**
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.
7. **Residential accessory structures in the RMU District shall be located at least ten (10') feet from the principal structure and shall have a side and rear yard setback from the property line (or right-of-way) of at least five (5) feet.**

THE AMENDMENTS TO THE ORDINANCE ARE IN BOLD.

2. **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.

3. **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 2016 and No. 2 of 2014, the Wayne Township Zoning Ordinance, not modified herein, shall remain the same.

4. **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.

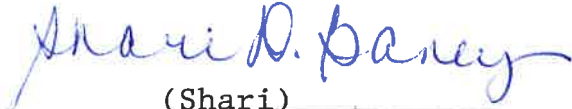
The Board of Supervisors of Wayne Township hereby authorizes the Chairmen of the Board of Supervisors to execute this Agreement.

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

Enacted and Ordained this 2nd day of November, 2017.

ATTEST:

TOWNSHIP OF WAYNE, LAWRENCE
COUNTY, PENNSYLVANIA



(Shari)


Name: Sharon Baney

Title: Secretary

By: _____

Name: Charles Hutchison

Title: Chairman

By: 

William A. Hepler

Title: Supervisor

By: 

Name: Richard Weingartner

Title: Supervisor