

# WYSOX TOWNSHIP

## LAND USE ORDINANCE NO. 2006-0

**AN ORDINANCE OF WYSOX TOWNSHIP, BRADFORD COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE PRIOR ZONING ORDINANCE AND OTHER LAND USE ORDINANCES, TO CONSOLIDATE AND IN SOME INSTANCES AMEND PRIOR LAND USE ORDINANCES IN THE TOWNSHIP. BE IT ORDAINED AND ENACTED BY WYSOX TOWNSHIP, BRADFORD COUNTY AS FOLLOWS:**

**AN ORDINANCE** permitting, prohibiting, regulating, restricting and determining the use of land, watercourses, size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; areas and dimensions of land to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; the density of population and intensity of use; and providing for repeal, and variances; for special exceptions, for the administration and enforcement of the Ordinance, and such other provisions as may be necessary to implement the purposes of this Ordinance.

## ARTICLE I

### **TITLE, AUTHORITY, PURPOSE, COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES**

#### Section 101. **SHORT TITLE**

This Ordinance shall be known as and may be cited as the

**"WYSOX TOWNSHIP ZONING ORDINANCE."**

#### Section 102. **AUTHORITY**

This Ordinance is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Act 247, "The Pennsylvania Municipalities Planning Code", July 31, 1968, as amended and any other statute or code authorizing a second class township to regulate the use of land within its borders.

#### Section 103. **PURPOSE**

This Ordinance is enacted for the following purposes:

- A. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements; as well as,
- B. To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. This Zoning Ordinance is made in accordance with an overall program, and with for the character of the Township, its various parts, and the suitability of the various parts for particular uses and structures.
- C. To attempt to consolidate all land use ordinances within the Township of Wysox into a single ordinance, in an attempt to eliminate the piecemeal regulation of land use and the possibility

for apparent conflicts between separate ordinances regulating land use and to prevent confusion by land owners, developers, courts or other entities in complying with, applying, interpreting or enforcing land use ordinances in Wysox Township, Bradford County, Pennsylvania. Despite the foregoing purpose, this ordinance is not intended to rescind, repeal, revoke, replace, supersede, or otherwise render invalid any prior ordinance, or portion of any prior ordinance, that that legitimately and lawfully regulates the use of land within the township of Wysox which is not covered by this ordinance and is not inconsistent with this ordinance.

#### **Section 104. COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES**

To promote and to foster the community development goals and objective as contained in the Wysox Township Comprehensive Plan, as amended.

#### **Section 105. PENNSYLVANIA'S UNIFORM CONSTRUCTION CODE**

This ordinance is a zoning ordinance, it is not intended to conflict with or compete with, or supersede Act 45 of 1999 or the amendments thereto. Property owners, contractors and all other persons or entities engaged in new construction or repair or renovation of existing construction are reminded that they must also comply with all applicable requirements of the Uniform Construction Code in addition to the requirements of this zoning code. Before proceeding with any new construction or repair or renovation of existing construction, Property owners, contractors and all other persons or entities are reminded to contact Code Inspections, Inc or their successor to make sure they are in compliance with the permit and other requirements of the Uniform Construction Code. When the regulations or requirements of both the uniform construction code and this zoning ordinance apply and call for different standards, the stricter or more restrictive standard shall apply. For example, if this ordinance and the UCC both set forth different setback requirements both of which appear to apply, the greater setback shall be used. Mere compliance with this zoning ordinance is not necessarily compliance with applicable requirements imposed by the Uniform Construction Code.

#### **Section 106. OTHER LAWS**

This ordinance is a zoning ordinance, it is not intended to conflict with or compete with, or supersede any requirements imposed by other statutes, ordinances, regulations case law, administrative rules or other sources of governmental regulation of land use other than the prior Wysox Township Land use ordinances that it is expressly intended to replace. Before proceeding with any new construction or repair or renovation of existing construction. Property owners, contractors and all other persons or entities are reminded to ensure that they have obtained all required state or federal permits and complied fully with all applicable requirements imposed by the state or federal government. When the regulations or requirements of this zoning ordinance and other applicable statutes, ordinances, regulations case law, administrative rules or other sources of governmental regulation of land use apply and call for different standards, the stricter or more restrictive standard shall apply. For example, if this ordinance and any state or federal statute both set forth different setback requirements both of which appear to apply, the greater setback shall be used. Mere compliance with this zoning ordinance is not necessarily compliance with applicable requirements imposed by the state or federal government.