

Amendment dates: 1982 = 2x's  
1986  
1987  
1989  
1991

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Pymatuning Township, Mercer County, Pennsylvania, will hold a public hearing on Thursday, the 14th day of December, 1989, at 7:15 p.m., prevailing time, at the Township Building, Edgewood Drive Extension, Transfer, Pennsylvania, to consider the following proposed amendments to the Pymatuning Township Zoning Ordinance pursuant to Act 170 of 1988 (P.L. 1329, No. 170). Following the said Public Hearing, the proposed Ordinance, a summary of which is provided hereafter shall be placed upon the Agenda of the regularly scheduled Township Board of Supervisors' Meeting to be held on the 14th day of December, 1989, at 7:30 p.m., prevailing time, at the Township Building, Edgewood Drive Extension, Transfer, Pennsylvania, whereupon the proposed Ordinance will be considered for adoption by the Board of Township Supervisors:

ORDINANCE No. 145

**AN ORDINANCE AMENDING ORDINANCE No. 52 OF 1966 OF THE TOWNSHIP OF PYMATUNING, MERCER COUNTY, PENNSYLVANIA, KNOWN AS THE PYMATUNING TOWNSHIP ZONING ORDINANCE, BY AMENDING THE VARIOUS PORTIONS OF THE TEXT AS SUMMARIZED BELOW.**

ARTICLE I. - has been supplemented by the addition of Section 103, which provides that the Zoning Ordinance has been developed as a Legislative and Administrative tool for the Township Supervisors and Planning Commission to carry out the general development objectives prescribed in the Township's Land Use Plan.

ARTICLE II. - Section 200 - Zoning Districts - has been supplemented by the addition of a district entitled "Flood Plane", and short name designation of "FP".

Section 201.11 - has been added entitled "Lots in Two Zoning Districts", providing where the boundaries dividing an existing lot, it shall be the responsibility of the Zoning Hearing Board to determine the extent to which the boundaries shall be extended to the rest of the lot, or if it would be more appropriate to request an amendment to the Zoning Map;

Section 202 - has been added entitled "Flood Plane District Overlay Concept", by remembering prior Subsections 203.1, 203.2 and 203.3, by adding Subsection 202.1, which provides that the Flood Plane District shall be an overlay to the existing underlying districts as shown on the Official Zoning Ordinance Map; Subsection 202.2 - provides that any conflict between the provisions or requirements of the Flood Plan District and those of any underlying district, the more restrictive provision pertaining to Flood Plane District shall apply; Subsection 202.3 - provides that if any provision concerning the Flood Plane District is declared inapplicable, the basic underlying district provision shall remain applicable.

ARTICLE III. - Interpretation and Application - has been supplemented, with the addition of Subsection 301.3 entitled "Minimum Floor Area Required for all the Units", providing for a floor area of no less than Seven Hundred (700' sq.) square feet in any zone, provided, however, that any mobile home or house trailer having less than Seven Hundred (700' sq.) square feet shall be permitted if situate in a mobile home park as provided in the Ordinance.

ARTICLE IV. - "R-1" Agricultural-Rural Zoning District has been supplemented by providing additional principal uses permitted under Subsection 401.1 providing for one-family dwelling; two-family detached dwelling; agricultural and related uses have also been added providing for farms, processing of agricultural products, experimental stations, nurseries and greenhouses, grange halls, forest preserves, sportsman's clubs, riding stables or academies; Subsection 401.1 has been further supplemented with the provision of additional uses of golf courses, but not miniature golf courses, public and non-commercial and recreational uses, essential services, provided, however, that they shall be necessary to the adequate distribution of service and not include any type of equipment which will interfere with local radio or television stations or otherwise detrimental to the surrounding area; mobile home parks; cottage or camps; recreational vehicle parks; and institutional homes being of certain types and structures as set forth in the amended Ordinance.

Section 401.2 - entitled "Accessory Uses Permitted", has been supplemented by the addition of Subsection 6, providing for boarding of domestic animals on a commercial basis; and the definition of home occupations under the Zoning Ordinance has also been added, along with the storage or parking of commercially licensed vehicles which are limited to one commercially licensed vehicle, not including pick-up trucks.

Subsection 402.1 - entitled "Principal Structures", has been supplemented by eliminating the number of stories and all "R" Districts.

Subsection 403.1 - entitled "Minimum Lot Area", has been supplemented by the addition of provisions for convalescent homes, requiring Twenty Thousand (20,000' sq.) square feet plus One Thousand (1,000'sq.) square feet per bed; and other permitted uses, pursuant to requirements of the Pennsylvania Department of Environmental Resources, but in no case less than Twenty Thousand (20,000' sq.) square feet.

Subsection 403.2 - entitled "Minimum Lot Width", has been supplemented by the addition of provisions for two-family detached dwelling at One Hundred Twenty (120') feet and other permitted uses of no less than One Hundred Twenty (120') feet.

ARTICLE V. - entitled "R-2" Residential One-Family Zoning District, has been amended.

Subsection 501.1 - entitled "Principal Uses Permitted", has been supplemented with the addition of agricultural and related uses, including farms, processing of agricultural products and buildings, nurseries and greenhouses; and the addition of the provision for essential services, provided, that they shall be necessary to the adequate distribution of service and not include any type of equipment which would interfere with local radio or television stations or otherwise detrimental to the surrounding area; and also has been amended by the addition of home occupation being defined in this Zoning Ordinance; and the provision for parking and storing of commercially licensed vehicle, with the exception of pick-up trucks.

Section 503 - entitled "Area Regulations", and Subsection 503.1 - entitled "Minimum Lot Area", have been amended by the addition of other permitted uses, pursuant to requirements of Pennsylvania Department of Environmental Resources, but in no case less than Twenty Thousand (20,000' sq.) square feet.

Subsection 503.2 - entitled "Minimum Lot Width", has been amended by the addition of other permitted uses of no less than One Hundred Twenty (120') feet.

ARTICLE VI. - entitled "R-3" Residential One-Family Zoning District has been amended by the supplementation to Section 601 entitled "Use Regulations", and Subsection 601.1 entitled "Principal Uses Permitted", by the addition of church uses, excluding cemeteries; and essential services provided, however, that they shall be necessary to the adequate distribution of services and shall not include any type of equipment which would interfere with local radio or television stations which are otherwise detrimental to the surrounding area.

Subsection 601.2 - entitled "Accessory Uses Permitted", has been amended by the addition of the definition of home occupation and this Zoning Ordinance; and the provision for the storage or parking of commercially licensed vehicles, with the exception of pick-up trucks.

Section 603 - entitled "Area Regulations", and Subsection 603.1 - entitled "Minimum Lot Area" has been amended with the addition of other permitted uses, as required by the Pennsylvania Department of Environmental Resources, but in no case less than Seventy-Five Hundred (7,500' sq.) square feet.

Subsection 603.2 - entitled "Minimum Lot Width" has also been amended by the addition of other permitted uses not less than Seventy-Five (75') feet.

ARTICLE VII. - "R-4" Residential Multiple-Family Zoning District has also been amended.

Section 701 - entitled "Use Regulation", has been amended with the addition to Subsection 701.1 entitled "Principal Uses Permitted", of

multiple family residential dwellings, provided they shall comply with conditions contained in Section 702 of this Ordinance and the elimination of certain restrictions on the operation of convalescent homes in this Zoning District.

Section 701.2 - entitled "Accessory Uses Permitted", has been amended with the addition of the definition of home occupation as defined in this Zoning Ordinance setting forth certain home occupations permitted and restrictions thereon; and also providing for the storage or parking of commercially-licensed vehicles in this Zoning District has been amended with the provision that it shall not include pick-up trucks.

Section 702 - has been amended and renumbered and is now entitled "Condition Pertaining to Multiple-Family Dwellings" and sets forth therein the various conditions relative to multiple family dwellings that must be complied with in order to be permitted uses, providing conditions for approval and additional application requirements.

Section 704 - entitled "Area Regulations", has been amended and supplemented by providing various area regulations for multiple dwellings, apartment houses of Twelve Thousand (12,000' sq.) square feet plus Four Thousand (4,000' sq.) square feet per dwelling unit, with a minimum development size of Three (3) acres.

Subsection 704.2 - entitled "Minimum Lot Width", has been supplemented with provisions for multiple dwelling, apartment house at Two Hundred (200') feet, subject to minimum acreage.

ARTICLE VIII. - "B" Business-Highway Service Zoning District has been amended as follows:

Subsection 801 - entitled "Use Regulations" has been supplemented to provide any business, servicing, storage or processing shall be conducted within a completely enclosed building except for parking and loading facilities and for "drive-in" type establishments offering goods or services to customers awaiting in parked motor vehicles and also providing that any display of goods shall be in back of the setback building line provided in the Zoning District.

Section 801.1 - entitled "Principal Uses Permitted" has also been supplemented to provide for animal hospitals; banks and professional office establishments; car washes, provided, however, they must meet the requirements as set forth in the amended Ordinance"; clubs and fraternal organizations and lodges, commercial recreational and amusement establishments; essential services, provided, however, that they shall be necessary to the distribution of service and shall not include any type of equipment which would interfere with local radio or television stations or otherwise detrimental to the surrounding area; food and grocery stores, funeral homes and/or mortuaries;

health service establishments, including but not limited to a physician office, medical and dental clinic, but excluding hospitals; personal service establishments including but not limited to barber shop, beauty parlor, dry cleaning, self-service laundry and library; and churches.

Section 802.2 - entitled "Accessory Structures" has been supplemented by Subsection 802.21 providing for the maximum height for any accessory structure shall not exceed forty (40') feet; and Subsection 802.22, has been added providing for signs, subject to Article XI of this amended Zoning Ordinance.

ARTICLE IX. - "I" Industrial Zoning District" has been amended as follows:

Section 901 - entitled "Use Regulations", has been amended by supplementing the provisions under Subsection 901.1 entitled "Principal Uses Permitted", with the addition of agricultural processing establishments including storage; automotive and truck service establishments, such gasoline service station and automotive repair garages; building supply facilities, provided there shall be no storage of material in the front yard; bulk storage and distribution facilities for petroleum or natural gas products or by-products; car washes, provided, however, they shall comply with the requirements set forth in Section 801.1(4) for car washes in the Business Zoning District; commercial uses, provided, however, they are intended for serving primarily the uses in the "I" Industrial Zoning District; industrial establishments for manufacturing, processing, packing or bottling, but not such uses or processes which produce or emit dust, smoke, toxic or noxious odors, gases and fumes, excessive noise or vibration, or similar substances and conditions; industrial research and development facilities; industrial services as defined in Article XIX of this Zoning Ordinance; laboratories devoted to research, design, experimentation, processing and fabrication incidental thereto; truck transportation terminals to include repair and service of trucks, provided, however, they shall meet certain restrictions set forth in the Ordinance; wholesale and/or warehousing operations; industrial uses specifically prohibited in this Ordinance are slaughterhouses, dead animal or offal reduction, fertilizer manufacturing, the manufacturing of highly explosive chemicals or materials or products, and other similar noise, odor, dust, hazard or nuisance bearing manufacturing processes or materials.

ARTICLE X. - has been amended and is now entitled "FP" - Flood Plane District same being supplemented by the following:

Section 1000 - entitled "Purpose of Flood Plane District", wherein it is set forth that the purpose of the Flood Plane District is to promote the general health, welfare and safety of the citizens of the Township encourage utilization or proper construction practice to minimize flood damage in the future and danger to public health.

Section 1001 - entitled "Municipal Liability", provides that although a certain degree of flood protection has been sought by the provision set forth in this Zoning Ordinance, and which are considered reasonable regulatory purposes and identify flood problem areas, it is acknowledged that larger floods may occur on certain occasions and that this Ordinance does not imply that areas outside of any identified flood-prone areas or land uses permitted herein will be free from flooding or flood damages. That this Ordinance does not create liability on the part of the Township or any officer or employee thereof for any flood damages that result from reliance upon the Ordinance or any administrative decision lawfully made thereunder.

Section 1002 - entitled "Designation of Flood Plane District Areas" provides by Subsection 1002.1 the identification of flood prone areas in a Flood Plane District;

Subsection 1002.2 - is now entitled "Determination of the One Hundred Year Flood Elevation" and provides that the One Hundred Year Flood Elevation shall be used as a base for regulation based on information, when available, from Federal, State and other acceptable sources, provided, however, that in lieu of the above information, the Township may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques;

Subsection 1002.3 - entitled "Changes in Designation of Flood-Prone Area", provides for the delineation of any of the identified flood-prone areas may be revised by the Board of Supervisors where natural or man-made changes have occurred or further information becomes available;

Subsection 1002.4 - entitled "Boundary Disputes" provides that should a dispute concerning flood-prone area district boundary arise, an initial determination shall be made by the Zoning Officer and any party aggrieved by the decision may appeal to the Zoning Hearing Board with the burden being upon the appellant;

Section 1003- entitled "Use Regulations" and Subsection 1003.1 entitled "Permitted Uses" sets forth the uses that would be permitted in the Flood Plane District;

Subsection 1003.2 - entitled "Prohibited Uses" sets forth the following activities or development that would be prohibited under such Flood Plane District such as hospitals (public or private), nursing homes (public or private), jails or prisons, new manufactured home parks and manufactured home subdivisions and substantial improvements thereto, facilities necessary for emergency response, such as fire, ambulance and police stations;

Section 1004 - entitled "Building Permit Provision" and Subsection 1004.1 entitled "Application Requirements" sets forth the procedure for obtaining a permit for proposed construction or development which is located wholly or partially within an identified flood-prone area;

Subsection 1004.2 - entitled "Other Permit Issuance Requirements" also sets forth that prior to any proposal, alteration or relocation of any stream or water course within the municipality, a permit shall be obtained from the Department of Environmental Resources, Bureau of Dam Safety Obstruction and Storm Water Management, as specified in the Water Obstructions Act of 1913, as amended, as well as notification to all affected adjacent municipalities;

Subsection 1004.3 - entitled "Review by County Conservation District" provides that a copy of the application and plan for any proposed construction or development in any identified flood-prone area must be submitted to the Building Official of the County Conservation District for review and comment prior to the issuance of a building permit;

Sub-Section 1004.4 - entitled "Review of Application by Others" provides that a copy of all plans and applications for proposed construction or development in any identified flood-prone area may be submitted to the Building Official of any other appropriate agency or individuals for review and comment.

Section 1005 - entitled "Specific Requirements" provides in Sub-section 1005.1 entitled "General" other specific requirements for any construction, improvements or development within the Flood Plane District;

Subsection 1005.2 - entitled "Design and Construction Standards", sets for the minimum standards that shall apply to all construction and development proposed to be undertaken within any identified flood-prone area;

Subsection 1005.3 - entitled "Special Requirements for Manufactured Homes" provides for all manufactured homes and additions thereto located within the Flood Plane District shall be placed on a permanent foundation elevated so that the lowest floor is above the One Hundred Year Flood Elevation and is anchored to resist flotation, collapse or lateral movement;

Subsection 1005.5 - entitled "Development Which May Endanger Human Life" provides that in accordance with the Pennsylvania Flood Plan Management Act, and the regulations adopted by the Department of Community Affairs and any new or substantially improved structure used for the production or storage of certain chemical materials or substances shall be subject to the provisions of this Section of the Zoning Ordinance any other applicable provisions.

Section 1006 - entitled "Existing Structures and Identified Flood-Prone Areas" provides that structures existing in any identified Flood-Prone Area prior to the enactment of this Ordinance, but which are not in compliance with these provisions, may continue to

remain, provided, however, that any modification, alteration, reconstruction or improvement of any kind to an existing structure to an extent or an amount of Fifty (50%) percent or more of its market value, shall be undertaken only in full compliance with the provisions of this Ordinance.

ARTICLE XI. - is now entitled "Sign Regulations" has been totally amended and revised with the addition of the following:

Section 1100 - entitled "Application", provides that signs may be erected and maintained only in compliance with the provisions of this Article, and other Articles of this Ordinance as well as all regulations of Pymatuning Township relating to the erection, location, size, height, use, number, lighting, operation, alteration or maintenance of signs, billboards, banners and other similar advertising devices.

Section 1101 - entitled "General Intent", provides that the sign regulations set forth in this Ordinance are made in accordance with the comprehensive plan for public safety, area development, and preservation of property values as well as the general welfare and safety of the Township and its citizens.

Section 1102 - entitled "Definition", sets forth the definitions of the following words;

Subsection 1102.1 - entitled "Sign";

Subsection 1102.2 - entitled "Sign Area";

Subsection 1102.3 - entitled "Signs Defined According to the Type of Message Conveyed", setting forth the requirements for the various signs of this type;

Subsection 1102.4 - entitled "Signs Defined According to Location on the Premises or the Method of Attachment", setting forth the requirements for the various signs of this type;

Subsection 1102.5 - entitled "Signs Defined According to the Degree of Illumination", setting forth the different types of illuminating signs.

Section 1103 - entitled "General Provisions and Exceptions" sets forth general provisions and exceptions for signs under the following circumstances:

Subsection 10.1 entitled "Projection Over a Public Right-Of-Way";

Subsection 1103.2 - entitled "Direct or Reflected Lighting";



Subsection 1103.3 - entitled "Imitation of or Resemblance to Official Traffic Control Signs";

Subsection 1103.4 - entitled "Animated or Flashing Signs";

Subsection 1103.5 - entitled "Posting of Sign";

Subsection 1103.6 - entitled "Vision Obstruction";

Subsection 1103.7 - entitled "Obstruction";

Subsection 1103.8 - entitled "Signs Not Requiring A Permit";

Subsection 1103.9 - entitled "Removal of Non-Conforming Signs";

Subsection 1103.10 - entitled "Damaged or Destroyed Non-Conforming Signs";

Subsection 1103.11 - entitled "Unsafe or Unlawful Signs";

Subsection 1103.12 - entitled "Removal of Certain Signs".

Section 1104 - entitled "Permitted Principal and Accessory Signs" provides for signs and the conditions and requirements in the following Zoning Districts:

Subsection 1104.1 - entitled "Residential Zoning (R-1 through R-4) Districts" setting forth the requirements for the various types of advertising signs, in the residential zoning district, where they may be permitted, their location, their size, and whether or not they may be illuminated;

Subsection 1104.2 - entitled "B" - Business Highway Service Zoning District providing for the requirements for various types of advertising signs, in the business highway service zoning district, where they may be permitted, their location, their size, and whether or not they may be illuminated;

Subsection 1104.3 - entitled "Industrial District", providing for principal identification, business and/or advertising signs, their size, and location.

Section 1105 - entitled "Permits and Fees for Erection of Signs", sets forth therein the following:

Subsection 1105.1 - entitled "Requirements of Sign Permits" sets forth the types of signs for which permits are required;

Subsection 1105.2 - entitled "Permit Fees" sets forth that applications for sign permits shall be accompanied by fees to be fixed from time to time by the Township Board of Supervisors;

Subsection 1105.3 - entitled "Permit Exception", sets forth those operations and exceptions for which a sign permit shall not be required, such as replacing copy and maintenance.

ARTICLE XII. - is now entitled "Parking and Loading Regulations" has been amended and supplemented as follows:

Subsection 1200.4 - entitled "Size of Parking Loading Space", requires the parking space to be nine (9') feet by twenty (20') feet;

Subsection 1200.5 - entitled "Required Parking Spaces for Each Use", has been amended by providing among the residential uses, multi-family structures two (2) for each dwelling unit; housing for elderly persons .5 for each dwelling unit; and home occupation and one and two-family dwellings, two (2) plus two (2) for each dwelling unit and providing for required parking spaces for business and industrial uses; as well as required parking spaces for community facilities such as governmental service structures, community and recreation center, church, synagogue or other place of worship, essential service facilities, schools and classroom buildings, group housing, convalescent homes, place of public assemblies such as auditoriums or gymnasiums and hospitals.

Section 1200.6 - entitled "Required Loading Spaces for Each Use", has been amended to provide for multi-family structures with more than five (5) dwelling units requiring one (1) space, and retail wholesale merchandising and manufacturing storage or processing or requirements for parking spaces, schools having more than fifteen thousand (15,000' sq.) square feet of gross floor area, hospitals in addition to space for ambulance, mortuary or funeral home, as well as hotels, motels and office spaces with more than Five Thousand (5,000' sq.) square feet of gross floor area.

Section 1201 - entitled "General Provisions", has been amended with the addition of Subsection 1201.1 entitled "All Parking Areas for the Storage of Three (3) or More Automobiles in any Commercial or Industrial Zoned District" shall be constructed in compliance with minimum standards set forth therein, which provides that the driving area shall be graded to shed surface water to the street to prevent drainage onto adjacent properties, subsoil shall be a minimum of five (5") inches thick with a bituminous surface of One and one-half (1 1/2") inches with entrance and/or exit provided, striping and bumpers for each parking space, and screening or fencing, as well as lighted areas;

Subsection 1201.2 - entitled "Location of Required Parking Facilities", provides that the parking spaces required for the use listed in this Section of the Ordinance shall be on the same lot as they are intended to serve, except that the Zoning Hearing Board may permit the parking spaces to be on any lot wholly within Three Hun-

dred (300') feet of the building if it is determined that it is impractical to provide space on the same lot with the building and such cases where the required spaces are provided off the site such spaces shall be in the same ownership as the use for which they are accessory, and shall be subject to the deed restrictions filed in the office of the recorder, binding the owner and his heirs and/or assigns to maintain the required number of spaces available throughout the life of such use, and such spaces shall conform to all regulations of the Zoning District in which they are located;

Subsection 1201.6 - entitled "Use of Yards for Driveways and Parking", provides yard areas that may contain permitted driveways and turnaround areas and also includes off-street parking spaces subject to restrictions for residential districts, and commercial industrial districts;

Subsection 1201.7 - entitled "Parking Storage or Use of Major Recreational Equipment" provides for the definition of major recreational equipment, prohibiting the use of such equipment for living, sleeping or housekeeping purposes except when used as travel trailers, pick-up campers or coaches, motorized dwellings and tent trailers may be temporarily parked and occupied for sleeping purposes only, by visitors and house guests in accordance with provisions that it shall not exceed two (2) weeks or fourteen (14) days in duration and such vehicle shall have adequate off-street parking to the rear of the principal building;

Subsection 1201.8 - entitled "Off-Street Parking and Loading Spaces for Uses not specifically Mentioned" provides that for any that is not specifically mentioned in the above Sections, the requirements for off-street parking and off-street loading facilities are the same as for a similar use that is specifically mentioned, provided, however, in such a case, either the Zoning Officer or the applicant for a Certificate of Occupancy or building permit may apply to the Zoning Hearing Board for an interpretation of the provisions of this Ordinance and a written decision shall be rendered in accordance with this Ordinance.

ARTICLE XIII. - is now entitled "Supplementary Regulations" has been supplemented with the addition to Subsection 1301.1 entitled "Height Regulations Not Applying" by providing that communication towers, are subject to the following set back requirements such as those for guide towers of twenty-five (25') feet between anchors and adjacent property lines or roadways, free-standing towers of twenty (20%) percent of tower height between the tower and the adjacent property lines or roadways.

Section 1302 - entitled "Supplementary Area Regulations" has been amended under Subsection 1302.1 entitled "Number of Principal Structures on a Lot", by providing that except in a case of permitted plan developments for a cemetery, church, college, dwelling group,

mobile home or travel trailer park, cottage or tent camp, governmental facility, hospital, industrial use, institutional home, nursery, public housing, public utility facility, sanitarium, school shopping center, not more than one (1) principal structure shall be located on a lot.

ARTICLE XV. - is now entitled "Administration and Enforcement" - has been supplemented by Subsection 1504.11 entitled "Applicable Permit Fees", wherein it is provided that when a permit is required under Section 1503.1 the following fee schedule shall apply; \$.05 per square foot with a maximum permit fee of \$45.00 for residential applications including mobile homes; \$.05 per square foot but not less than \$45.00 nor more than \$300.00 for industrial and commercial applications; \$2.00 for any amendment to or renewal of a permit.

ARTICLE XVI. - is now entitled "Zoning Hearing Board" - has been supplemented with the addition of Section 1602 entitled "Variance from Flood-Proofing Requirements" providing that if compliance with the elevation of flood-proofing requirements of this Ordinance would result in an exceptional hardship for a prospective building, developer, or land owner, the township may, upon request, grant relief from the strict application of the requirements.

Section 1603 - entitled "Parties Appellant Before Board" - provides that appeals, requests for a variance or special exception and other applications for relief shall be filed with the Secretary of the Board, in writing, and shall set forth the grounds therefor and shall be accompanied by a fee of \$150.00.

ARTICLE XVII. - is now entitled "Amendment, Supplement or Change", and provides therein the procedure for amendments, supplements or changes that may be deemed desirable to meet public needs, and in conformity with good zoning practice, and zoning regulations as is provided by the Pennsylvania Municipalities Planning Code, as amended.

ARTICLE XVIII. - is now entitled "Validity" and provides that if any article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or any other provision of this Ordinance shall be deemed or declared to be illegal or unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of the remaining portions of this Ordinance.

ARTICLE XIX. - is now entitled "Appeals", and sets forth therein provisions for zoning appeals and review of any provision of this Ordinance or decision, determination, order or finding of the Board of Supervisors or its agencies or officers and the procedures to be followed for same.

ARTICLE XX. - is now entitled "Definitions" has been supplemented by the inclusion of additional words or phrases and their definitions by providing definitions for abandoned motor vehicles; abutting; access; accessory building or use; addition; agent or owner; awning; canopy; carport; car washes; cellar; clinic; club; lodges and fraternal organizations; commercial vehicle;

conversion; domiciliary car boarding home; garage; automotive; hardship; marquee; personal care home; recreation; recreation-commercial; recreation equipment; site; site plan; special exception; terminal; trailer; use-conditional; variance; warehouse; warehousing; wholesale trade; zoning hearing board.

ARTICLE XXI. - is now entitled "Continuation of Previous Ordinances":

Section 2100 - entitled "Continuation of Previous Ordinances", provides that the provisions of this Ordinance, so far as they are the same as those of ordinances and regulations now in full force and effect, prior to the enactment of this Ordinance are intended as a continuation of such ordinances and regulations, and not as new enactments. The provisions of this Ordinance shall not affect any act done or liability incurred nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish offense or offensive under the authority of any repealed ordinances, regulations, or parts thereof.

ARTICLE XXII. - is now entitled "Repealer":

Section 2200 - entitled "Repealer", provides that all other Ordinances of the Township not inconsistent herewith shall remain in full force and effect and all Ordinances or parts of Ordinances in conflict herewith are repealed.

ARTICLE XXIII. - is now entitled "Severability":

Section 2300 - entitled "Severability" provides that the Ordinance is severable and any part held to be unconstitutional or unenforceable shall not affect the validity of the remaining portions.

ARTICLE XXIV. - is now entitled "Gender":

Section 2400 - entitled "Gender" provides that as used in this Ordinance, whenever the context so indicates, the masculine, feminine or neuter gender, and their singular or plural number shall each be deemed to include the other.

ARTICLE XXV. - is now entitled "Incorporation Into Ordinance Book":

Section 2500 - entitled "Incorporation into Ordinance Book" provides that this Ordinance is incorporated by referenced into the Official Ordinance Book of the Township of Pymatuning, Mercer County, Pennsylvania, with the same force and effect as if duly recorded therein.

ARTICLE XXVI. - is now entitled "Effective Date":

Section 2600 - entitled "Effective Date", provides that the Zoning Ordinance shall take effect ten (10) days after the date of

adoption by the Board of Township Supervisors of Pymatuning Township, Mercer County, Pennsylvania.

Please be advised that a copy of the full text of this proposed Ordinance may be examined at the Mercer County Law Library, Mercer County Courthouse, Mercer, Pennsylvania, the offices of the Sharon Herald newspaper, South Dock Street, Sharon, Pennsylvania, the offices of the Mercer County Regional Planning Commission, 94 East Shenango Street, Sharpsville Center Plaza, Sharpsville, Pennsylvania and the Pymatuning Township Building, Edgewood Drive Extension, Transfer, Pennsylvania, where copies of the proposed Ordinance may be obtained for a charge of twenty-five (\$.25) cents per page during regular business days and reasonable hours on each week day prior to its final enactment.

Joyce Leventry  
Pymatuning Township Secretary