

An Ordinance of the Township of Pymatuning, Mercer County, Pennsylvania, amending the Pymatuning Township Zoning Ordinance by redefining the term "Mobile Home" and "Floor Area", restricting Mobile Homes to the Residential-Agricultural (R-1) Zoning District, requiring the issuance and display of signs when building permits are granted and changing the procedure relating to amendments to the Zoning Ordinance.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Pymatuning Township and it is hereby enacted and ordained by and with the authority of the same as follows:

SECTION 1: DEFINITIONS.

(a) Definition of "Mobile Home" appearing at page 1910 of the Pymatuning Township Zoning Ordinance is changed to read as follows:

"Mobile Home: A transportable, self-contained, single-family dwelling designed to be transported on its own wheels or on a flatbed or other trailer or detachable wheels; and which may be temporarily or permanently affixed to real estate; used for non-transient residential purposes; constructed with the same, or similar, electrical, plumbing and sanitary facilities as immobile housing; and upon arrival at the site where the mobile home is to be situated for occupancy as a residence, it is complete and ready for occupancy except for minor and incidental unpacking operations, location on foundation supports, connections to utilities and the like.

Prefabricated units designed to be assembled, or joined together, upon arrival at the site and requiring extensive finishing operations prior to occupancy (excluding location on foundation and connection to utilities) shall be considered as a prefabricated home rather than a mobile home."

(b) The definition of Floor Area is changed to read: (page 1903)

"Floor area (Residential): Residential floor area shall be the sum of the gross horizontal areas measured externally devoted solely to residential use, exclusive of entrance ways, porches, breezeways and roofed terraces, whether enclosed or not and excluding cellars, basements and integral garages."

SECTION 2: FLOOR AREA REQUIREMENTS.

(a) Section 402.12 is changed to read: (page 404)

"402.12 Minimum Floor Area

(1) Minimum floor area for a one-family dwelling shall be 700 square feet."

(b) Section 502.12 is changed to read: (page 501)

"502.12 Minimum Floor Area

For a single dwelling the minimum floor area shall be 700 square feet."

(c) Section 602.12 is changed to read: (page 601)

"602.12 Minimum Floor Area for a Single Family Dwelling:

It shall be 700 square feet."

SECTION 3: Change in Principal Uses Permitted.

(a) Section 401.1 (2) is changed to read: (page 400)

"(2) One family detached dwellings including mobile homes  
(a) Self-contained mobile home units having a floor area of 700 square feet or more may locate on individual lots, provided they conform to all regulations applicable to single-family dwellings,

(b) Mobile home units having less than 700 square feet of floor area must locate in mobile home parks."

SECTION 4: Issuance and Display of Sign when Permit is Granted.

Section 1403.7 is changed to read: (page 1402)

"The zoning officer shall examine all applications for permits and amendments thereto within ten working days after filing. If the requirements of the zoning ordinance are satisfied, a permit shall be issued which shall be accompanied by a suitable sign which must be displayed on the premises until the permit expires or the certificate of use and occupancy is delivered. Disapproval of a permit shall be in writing to the party involved.

SECTION 5: Amendments to Zoning Ordinance:

Section 1600 is changed to read:

Section 1600 - Procedure for Amendments

Whenever deemed desirable and to meet the public needs, and in conformity with good zoning practice, the zoning regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed, by the Board of Supervisors in accordance with the Second Class Township Code and with the following general procedures:

1. Any amendment may be initiated by:
  - (a) The Commission
  - (b) The Board of Supervisors
  - (c) A notarized petition to the Board of Supervisors by the owner of the property involved or by one having an interest therein.
2. Such amendments shall be submitted to the Board of Supervisors at a regular or special meeting of the Board. The Board within five days thereafter shall transmit a summary of the proposed amendment to the Commission and Mercer County Planning Commission.
3. Within thirty days of the date of receipt of the proposed amendment by the Board, the Commission and Mercer County Planning Commission shall recommend to the Board of Supervisors their approval, disapproval or modification of the proposed amendment. This recommendation, however, shall not be binding upon the Board of Supervisors.
4. As to amendments initiated by the Commission or the Board of Supervisors, compliance with Sections 2 and 3 above recited may be waived with the written consent of the Mercer County Planning Commission or its authorized representative.

ENACTED AND ORDAINED by the Board of Supervisors of Pymatuning Township this ~~11~~ day of April, 1968.

Robert E. Linnell  
Lawrence G. Dickinson  
Charles J. Braden  
Supervisors