

ORDINANCE NO. 110

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 text in regard to accessory uses, height and area regulations relating to walls, fences, lamp posts or similar structures.

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

Section 1: That Section 401.2 (8) of the Pymatuning Township Zoning Ordinance be and the same hereby is amended as follows:

"(8) Wall, fence, lamp posts or similar accessory structures, subject to height and area limitations outlined in Section 1203."

Section 2: That Section 501.2 (5) of the Pymatuning Township Zoning Ordinance be and the same hereby is amended to read as follows:

"(5) Wall, fence, lamp posts or similar accessory structures, subject to height and yard limitations outlined in Section 1203."

Section 3: That Section 601.2 (5) of the Pymatuning Township Zoning Ordinance be and the same hereby is amended to read as follows:

"(5) Wall, fence, lamp posts or similar accessory structures, subject to height and yard limitations outlined in Section 1203."

Section 4: That Section 701.2 (5) of the Pymatuning Township Zoning Ordinance be and the same hereby is amended to read as follows:

"(5) Wall, fence, lamp posts or similar accessory structures, subject to height and yard limitations outlined in Section 1203."

Section 5: That Sections 402.22 and 402.23 of the Pymatuning Township Zoning Ordinance be and the same are hereby deleted; and that from hereinafter Section 402.24 shall now be numbered 402.22.

Section 6: That Sections 502.22 and 502.23 of the Pymatuning Township Zoning Ordinance be and the same are hereby deleted; that hereinafter Section 502.24 shall now be numbered Section 502.22.

Section 7: That Sections 602.22 and 602.23 of the Pymatuning Township Zoning Ordinance be and the same are hereby deleted; that hereinafter Section 602.24 shall now be numbered Section 602.22.

Section 8: That Sections 702.22 and 702.23 of the Pymatuning Township Zoning Ordinance be and the same are hereby deleted; that hereinafter Section 702.24 shall now be numbered Section 702.22.

Section 9: That Section 802.2 of the Pymatuning Township Zoning Ordinance be amended by deleting the present paragraph (3) and adding the following:

"(3) Wall, fence or similar accessory structures subject to height and yard limitations outlined in Section 1203."

Section 10: That Section 801.2 of the Pymatuning Township Zoning Ordinance be amended by adding the following:

"(4) Any other accessory use, provided: (a) it shall be customarily incidental and subordinate to a permitted principal use, (b) it shall be located on the same zoning lot as the principal use, and (c) it shall be approved by the Zoning Hearing Board."

Section 11: That Article XII Supplementary Regulations of the Pymatuning Township Zoning Ordinance be amended by adding additional Section 1203 entitled Supplementary Height and Area Regulations for Walls, Fences, Lamp Posts or Similar Accessory Structures to read as follows:

"Section 1203--Supplementary Height and Area Regulations for Walls, Fences, Lamp Posts or Similar Accessory Structures.

1203.1 - Height Requirements for a Solid Wall, Fence or Shrubs Used as a Fence Row and Lamp Post.

(1) Six (6) feet along rear and side yards behind the front setback line.

(2) No higher than three (3) feet along front yard perimeter, but in no case shall it be permitted to create a visibility hazard along driveways or intersections of the property if it is a corner lot.

(3) Or metal lamp post not to exceed seven (7) feet in height.

(4) Night security-type lights may not exceed thirty (30) feet in height in "R" districts.

1203.2--Projections into and Occupancy of Yards,

Courts and Other Open Spaces: - The following projections into and the occupancy of required yards, courts and other open space shall be permitted subject to the following provisions:

- (1) Front Yard-five (5) feet from edge of cartway.
- (2) Side and rear yard-one (1) foot from side or rear property line, except:
 - (a) in cases where adjacent property owners by mutual agreement wish to erect a fence in common, said fence may be permitted to be located along the property line in side or rear yards.

1203.3--General Fence Provisions:

- (1) These regulations shall not apply to chain link fences erected on public recreation areas, school grounds and in Industrial Districts.
- (2) In the "R-1" Resi-Agricultural District where fencing is required for the containment of livestock or protection of crops being raised on a farm as defined in this Ordinance, these regulations shall not apply, except that in no case shall any fence erected create a visibility hazard along driveways or intersections of the property of a corner lot.

- Section 12: That all ordinances and amendments hereto executed pertaining to the subject matter of this Ordinance or parts thereto, inconsistent with this Ordinance, are hereby repealed.
- Section 13: That in all other respects, Ordinance No. 52 of 1966 of the Township of Pymatuning, Mercer County, Pennsylvania, be and the same hereby is ratified and confirmed.
- Section 14: That this Ordinance shall become effective five (5) days from the day of the enactment thereof.

ORDAINED AND ENACTED this 13TH day of JUNE, 1980, by
the Board of Supervisors of Pymatuning Township, Mercer County, Pennsylvania.

TOWNSHIP OF PYMATUNING by

Harry H. Wenzel
John W. Koster
Charles E. Wenzel

Supervisors

Attest:

Lucinda Sakman
Township Secretary