

**TOWNSHIP OF SUMMIT
CRAWFORD COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2020 - 1

AN ORDINANCE OF SUMMIT TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA TO AMEND THE ZONING ORDINANCE OF SUMMIT TOWNSHIP, ORDINANCE NO. 2002-5, AS AMENDED, TO ADD DEFINITIONS; TO MODIFY FENCING REGULATION; TO ADD MUNICIPAL BUILDINGS AS A PERMITTED USE IN ALL ZONING DISTRICTS; TO MODIFY THE PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS ALLOWING PRD ON 1.5 ACRE LOTS IN THE BUSINESS DISTRICT; TO CHANGE REGULATION OF CORNER LOTS.

Whereas, the Board of Supervisors of Summit Township finds that the Zoning Ordinance enacted on September 10, 2002 (Originally 1972), as previously amended several times, needs minor technical revision in order to accomplish the zoning scheme desired in Summit Township; and,

Whereas, the Board of Supervisors of Summit Township has determined that additional definitions are needed in the Zoning Ordinance, and that certain uses need to be added to, or adjusted in the Zoning Ordinance; and,

Whereas, pursuant to the authority of the Pennsylvania Municipal Planning Code and the provisions of Article VIII of the Summit Township Zoning Ordinance, the Board of Supervisors of Summit Township has determined that it is in the best interests of Summit Township and it will promote the general welfare of Township residents to make the following amendments to the Summit Township Zoning Ordinance; and,

Now Therefore, be it ordained and enacted by the Board of Supervisors of Summit Township, Crawford County, Pennsylvania, and it is hereby enacted and ordained by and with the authority of the same as follows:

Section 1. Article II of the Summit Township Zoning Ordinance containing definitions will be amended to include the following definitions and language:

Municipal Building - Building, sheds and other structures owned by Summit Township, Crawford County, Pennsylvania and utilized for Government offices, equipment and material storage, equipment maintenance, and other similar uses necessary for its public duties.

Planned Residential Development (P.R.D) - An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

A concept of land development consisting of a project constructed by a single owner or a group of owners acting jointly and involving a related group of uses. The development is planned as an entity and therefore susceptible to development and regulation as one complex unit, rather than as a mere aggregation of individual buildings located on separate unrelated lots. Such developments include a more compact arrangement of individual and/or multi-family dwelling units, grouped in or around common open spaces or green area. A P.R.D. may also include such uses as neighborhood commercial and personal service uses, public and semi-public uses, and recreational facilities (non-commercial) provided that these uses are functionally integrated into the development, and that the character of the development conforms to the purpose and intent of this Ordinance. In general, such developments shall include the necessary covenants or other legal provisions and financial programs, as well as, assure conformity to and achievement of the proposed Development Plan. *The PRD may be utilized on property as set forth in this Ordinance and include both condominium and/or cluster development residential or commercial structures, which structures are connected by use of common space which is owned and regulated by an Association comprised of the individual owners of the units or cluster development parcels.*

Section 2. The table located at the end of Section 501 shall be amended as follows:

TABLE 1 - PERMITTED ACCESSORY STRUCTURE/USE PLACED IN YARD AREA

Accessory Structure/Use	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard
Fences, walls, and hedge plantings (less than 4ft in height subject to site distance requirements at street/corner lots)	❖	❖	❖	❖
Fences, walls and hedge plantings (less than 6ft in height subject to site distance requirements at street/corner lots)		❖	❖	❖
Fire Escapes (Open or Enclosed)		❖	❖	
Ornamental Light Standards	❖	❖	❖	❖
Toolsheds and other similar storage structures for storage of materials accessory to principle permitted use		❖		❖
Dog Kennels				❖

❖ This symbol indicates that the accessory structure or use is permitted in the yard area noted in the above table.

Section 3. Article III of the existing Zoning Ordinance shall be amended to add municipal building as a permitted use in all zoning districts as follows:

- Section 305.1 – (bb) – Municipal Building
- Section 306.1 – (r) - Municipal Building
- Section 307.1 - (g) Municipal Building
- Section 308.1 – (g) Municipal Building

Section 4. Article X of the Summit Township Zoning Ordinance titled Planned Residential Developments is amended to change Section 1005, entitled Minimum Size and Density of Development, to allow Planned Residential Developments in the B1 Business District, provided that the minimum area of a PRD in the B-1 Business Zone shall be 1.5 acres rather than 3 acres. In addition, the following paragraph shall be added to Section 1005:

In the event that parcels of land are proposed for subdivision within a PRD, each parcel shall meet the "Bulk Regulations" as set forth in this Ordinance for each respective zoning district with the following exception:

- a. Within the B-1 Business Zoning District, the minimum lot width may be reduced to a minimum of 60', and the minimum lot area may be reduced to a minimum of 6,000 square feet. Said Bulk Regulation modifications will only be permitted within a PRD located within the B-1 Business Zoning District and when all other requirements and conditions of Article # 10, Planned Residential Developments are met without Variance.

Section 5. Section 507.1 shall be amended as follows:

For corner lots, one of the abutting streets, for the purpose of this Ordinance, shall be designated by the owner, as the Frontage Street in order to establish the front lot line and, accordingly, the front yard. Note: The front or main door of a building need not be located on the façade facing the designated front yard.

Section 6. Repealer:

All provisions of the prior Ordinance inconsistent with this Ordinance are hereby repealed.

Section 7. Effective Date:

This Ordinance shall take effect five (5) days after adoption.

Ordained and Enacted by the Board of Supervisors of Summit Township this 18th day of February 2020.

Summit Township Board of Supervisors

By: William B. Agnew
William B. Agnew,
Supervisor/Chairman

By: Jerauld J. Smith
Jerauld Smith, Supervisor

By: Lud Zarembinski
Lud Zarembinski, Supervisor

Attest:

By: Brenda Braden
Brenda Braden, Secretary