

CHAPTER 20

ZONING

ARTICLE I

TITLE AND PURPOSE

History: Adopted by the Board of Supervisors of Center Township as Ordinance No. 23, May 71, Zoning, Repealed by Ord. 41. Ordinance No. 41, October 1982, revised and restated June 10, 1998, and amended by Ordinance No. 96-5-5, 96-8-7, 97-12-11, 99-5-3, 99-8-4, 99-8-5, No. 2002-11-8, 2002-11-9, 2002-11-10, 03-06-05, and 2003-11-06. The following Ordinances were repealed by Ordinance No. 41, October 1982: Ordinance No. 23, April 1970; Ordinance No. 24A, August 1972; Ordinance No. 27, April 1979; Ordinance No. 28, February 1976; Ordinance No. 29, October 1977; Ordinance No. 30, July 1979; Ordinance No. 31, June 1979; Ordinance No. 32, June 1979; Ordinance No. 33, June 1980; Ordinance No. 35, November 1980; Ordinance No. 36, May 1981; Ordinance 38, June 1981; Ordinance No. 39, August 1981 and Ordinance No. 40, April 1982. The following Ordinances were repealed by Ordinance No. 41-9-97: Ordinance No. 43, April 1983; Ordinance No. 44, April 1983; Ordinance No. 46, December 1983; Ordinance No. 47, June 1984; Ordinance No. 48, August 1984; Ordinance No. 48A, April 1985; Ordinance No. 52, December 1985; Ordinance No. 54, June 1986; Ordinance No. 57, October 1986; Ordinance No. 59, March 1988; Ordinance No. 60, March 1988; Ordinance No. 61, March 1988; Ordinance No. 63, June 1989; Ordinance No. 64, April 1989; Ordinance No. 66, June 1989; Ordinance No. 67, March 1990; Ordinance No. 68, March 1990; Ordinance No. 69, April 1990; Ordinance No. 70, July 1990; Ordinance No. 72, July 1991; Ordinance No. 78, July 1993; Ordinance No. 72, July 1991; Ordinance No. 78, July 1993; Ordinance No. 95-12-4, December 1995; Ordinance No. 96-2-2, February 1996. The following Ordinances were repealed by Ordinance No. 41-6-98: Amendments: Ordinance No. 99-10-8, October 1999 (repealed by 2002-11-8); Ordinance No. 00-5-2, May 2000; Ordinance No. 00-5-3, May 2000; Ordinance No. 2000-7-6, July 2000; Ordinance No. 2002-11-08, November 2002; Ordinance No. 2002-11-09, November 2002; Ordinance No. 2002-11-10, November 2002; Ordinance No. 2003-06-05, June 2003; Ordinance No. 2003-11-06, November 2003; Further amended by Ordinance No. 2004-12-08, December 8, 2004; Ordinance No. 2004-12-09, December 8, 2004; Ordinance 2005-06-02, June 8, 2005; Ordinance No. 2005-06-03, June 8, 2005; Ordinance No. 2005-12-05, December 14, 2005, Ordinance No. 2007-02-02, February 14, 2007, Ordinance No. 2007-02-03, February 14, 2007, Ordinance No. 2007-04-06, April 11, 2007, Ordinance No. 2008-06-03, June 11, 2008, Ordinance 2010-11-02, November 8, 2010, Ordinance No. 2010-11-04, November 8, 2010, Ordinance No. 2011-12-05, December 14, 2011, and Ordinance No. 2012-03-01, March 14, 2012.

§20-101. SHORT TITLE

This Chapter shall be known and may be cited as the Township of Center Zoning Chapter.

§20-102. COMMUNITY DEVELOPMENT OBJECTIVES

- A. The Township of Center has enacted in 1971, frequently amended, and subsequently rewritten, a zoning chapter of which this statement is a part, in accordance with the Pennsylvania Municipalities Planning Code, as amended, and various local goals and objectives. The adoption and enforcement of this Chapter, and its amendments, is intended to provide the Township with procedures which will assist in directing its growth and development in accordance with local needs and desires.

- B. Pertinent local goals which this Chapter is intended to bring to fruition relate to such factors as land use, streets and traffic and other community facilities and utilities and the protection of existing development.
- C. More specifically, it is intended to:
 - 1. Create a pattern of land uses which are compatible, where a suitable environment may be created for agricultural, residential, commercial and industrial functions. The protection of present and future agricultural and residential areas is a prime concern; as well as the preservation and protection of lands which are considered desirable and suitable for commercial and industrial uses, but not those industrial uses which will emit nuisances which would have an adverse effect on any part of the Township.
 - 2. Maintain a density of population which can feasibly be served by the streets and other public facilities which presently exist or can reasonably be provided by the Township.
 - 3. Direct the types of development and the intensity of development in such a manner as will not place an unreasonable burden on the capacity of local streets and other public facilities.
 - 4. Preserve the character, appearance and integrity of the Township in keeping with the present pattern and character of development.
 - 5. Encourage the growth and development of the Township, including the expansion of commercial and industrial activities.

§20-103. SCOPE OF REGULATIONS

This Zoning Chapter is intended to:

- A. Establish Zoning Districts and to regulate therein the use of land and structures for residential, commercial, agricultural and other purposes.
- B. Regulate the location, height, bulk and size of buildings and structures, the size of yards and open spaces, the percentage of a lot which may be occupied by buildings and structures and the density of population.

§20-104. PURPOSES OF THIS CHAPTER

This Chapter is deemed necessary to achieve the following purposes:

- A. To promote, protect and facilitate the following: the public health, safety, morals, general welfare; coordinated and practical Township government; desirable density of population; emergency

management; disaster evacuation; the provisions of adequate light and air; police protection; vehicle parking and loading space; water; sewage; transportation; schools; public grounds and other public requirements.

- B. To prevent the following: overcrowding of the land; blight; danger; congestion in travel and transportation; and loss of health, life or property from fire, flood, panic or other dangers.