

OFFICIAL
PETERS TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF PETERS, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING CHAPTER 440, PART 4, ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS, OF THE CODE OF PETERS TOWNSHIP TO ADOPT A NEW ZONING MAP.

WHEREAS, the Pennsylvania Municipalities Planning Code, Section 601, grants authority to municipalities to enact, amend, and repeal zoning ordinances; and

WHEREAS, from time to time, given practical experience with land development under current zoning regulations, a municipality may make changes to these regulations to reflect the lessons learned and better serve the needs of its citizens; and

WHEREAS, the Peters Township Planning Commission has expressed to Peters Township Council concerns over the developments designed and constructed in the Conservation Residential Overlay District; and

WHEREAS, Peters Township Council reviewed the issue concurs with the evaluation of the Planning Commission that developments planned and constructed in the Conservation Residential Overlay District do not reflect the development objectives of the Township.

WHEREAS, Peters Township Council desires to eliminate further development under the Conservation Residential Overlay District as currently provided for in the Peters Township Zoning Ordinance.

NOW, THEREFORE, be it ordained by the Council of Peters Township that Chapter 440, "Zoning", Part 4, Article I, "Establishment of Zoning Districts", shall be amended as follows:

SECTION 1. Section 440-400, "District Classifications" shall be amended so as to replace the map in Figure 400.1 with the Peters Township Zoning District Map that follows this Ordinance, labeled Exhibit A and affixed hereto thus eliminating all parcels from the Conservation Residential Overlay District that have not been developed or have not submitted a complete overlay district preliminary plan application.

SECTION 2. This Ordinance shall take effect upon enactment.

ORDAINED AND ENACTED THIS _____ this day of _____, 2023.

ATTEST:

PETERS TOWNSHIP

Paul F. Lauer
Township Manager

Frank Kosir, Jr.
Chairman of Council