

OHIO TOWNSHIP ORDINANCE 212

AN ORDINANCE OF THE TOWNSHIP OF OHIO AMENDING THE ZONING ORDINANCE OF OHIO TOWNSHIP, ORDINANCE #103 ADOPTED APRIL 20, 1979, AND THE ZONING MAP OF OHIO TOWNSHIP, FOR THE PURPOSES OF REDESIGNATING ZONING DISTRICTS, REGULATIONS WITHIN SAID DISTRICTS, AND THE CLASSIFICATION OF CERTAIN PROPERTY ON SAID ZONING MAP.

WHEREAS, the Ohio Township Planning Commission following public hearings has submitted to the Board of Supervisors of the Township of Ohio certain recommendations for proposed amendments to the zoning ordinance redesignating zoning districts and reclassifying certain properties on the zoning map in conjunction with said redesignation; and

WHEREAS, the Board of Supervisors of the Township of Ohio have reviewed the recommendations of the Ohio Township Planning Commission and adopted the land use portion of the Comprehensive Plan at a regular meeting of the Board of Township Supervisors which set forth said designations and reclassification of properties; and

WHEREAS, the Board of Supervisors has cause to be advertised a public hearing on formal amendments to said zoning ordinance and zoning map as required by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of the Township of Ohio had determined that the recommendations of the Planning Commission are acceptable and that said amendments to the zoning ordinance and zoning map should be adopted.

NOW, THEREFORE, the Board of Supervisors of the Township of Ohio ordains as follows:

1. The zoning ordinance and zoning map of the Township of Ohio is hereby amended to establish the designation of zoning districts and chart of regulations as set forth in the attached Exhibit "A", which constitutes the final recommendations of the Planning Commission pursuant to the land use portion of the Comprehensive Plan that was adopted by the Board of Supervisors following recommendation of the Planning Commission and that the map setting forth said designations of zoning districts and the portions of the township to be classified pursuant to so designations, which have been memorialized in a proposed official zoning map of the Township of Ohio and is on display at the Township Building for review is hereby adopted.

2. The zoning ordinance of Ohio Township shall remain in full force and effect and is not modified or amended except as expressly provided in this ordinance.

Resolved and enacted this 5th day of September, 1996.

George B. Little ATTEST: John J. Sullivan
Chairman, Board of Supervisors Secretary

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SECTION 4

SECTION 4 Designation of Zoning Districts

To carry out the purpose of this chapter, the Township of Ohio is hereby divided into eleven (11) zoning districts. These districts shall be designed as follows:

Low Density Residential District-----	R-1	District
Medium Density Residential District-----	R-2	District
Mixed Residential District-----	R-3	District
Special Residential District-----	R-4	District
High Density Residential District-----	R-5	District
Office/Commercial District-----	O/C	District
Community Business District-----	C-1	District
Commercial District-----	C-2	District
Light Industrial District-----	LI	District
Agricultural District-----	AG	District
Recreation/Conservation District-----	RC	District

SECTION 5 Specific Purpose of Each Zoning District

R-1 Low Density Residential District

This district was established to retain a rural character and allow for residential development in areas that do not have public infrastructure. Due to lack of public sewer and or water, the development and lot size must be large enough to support both a portable water well and a septic system.

R-2 Medium Density Residential District

This district was established to encourage single household dwelling units in areas serviced by public water and sewer. Maximum net densities in this district are capped at two single household dwelling units per acre. This district permits single household attached and detached dwelling units.

R-3 Mixed Residential District

This district was established to allow for a variety of single household dwelling types at a higher density than allowed in zones R-1 and R-2. Utilization of planning techniques as Clustering, Zero Lot Line and Density Bonuses are encouraged in this district. Permitted uses include single household attached and detached dwelling units as well as Townhouses.

R-4 Special Residential District

This district was established to meet the Township requirements to comply with Federal standards to permit mobile homes and trailers as regular uses.

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SECTION 11

R-5 High Density Residential District

This district permits a variety of single multi family dwelling units such as Townhouses and Garden Apartments, up to a maximum net density of (8) eight units per acre. Due to the higher density, planning techniques, such as Zero Lot Line, Density Bonuses and Clustering are encouraged.

O/C OFFICE/COMMERCIAL DISTRICT

Mr. Witherel: Refer to conditional use conditions for AGH

C-1 Community Business

This district was established for community based retail and commercial services, such as banks, dry cleaners and service stations.

C-2 Commercial District

This district is designed to encourage large scale retail, commercial and service activities. These commercial activities require larger parking facilities, lighting, landscaping and off street loading areas. Commercial activities in this district are regional in nature and serve the regional population rather than the local community.

L-1 Light Industrial District

This district was established to provide areas for assembly, processing and small scale manufacturing. Access to Interstate Highways and Public Infrastructure are the foundation for establishing this type of land use in the Township.

AG Agricultural District

This district was established to preserve the farmlands for which the township was once noted. It is limited to agricultural and low density residential development with a minimum lot size of five (5) acres.

RC Recreation/Conservation District

This district was established to enhance and protect the active and passive recreational areas within the community. The District includes the Tom's Run Conservation area, Bear Run Park area, Acord Park and Community ball parks.

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SECTION 11
CHART OF REGULATIONS

The following regulations shall supplement the Zoning Regulations appearing in section 4/5/6/7/ of this Ordinance. Any use not identified below requires a conditional use permit.

PROPOSED PERMITTED USES

R-1 Low Density Residential District

Single-household detached dwelling unit: Farms	Municipal uses
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R-2 Medium Density Residential District

Single-household detached dwelling units Farms	Single-household attached dwelling units Municipal uses
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R-3 Mixed Residential District

Single-household detached dwelling units Municipal uses	Single-household attached dwelling units Townhouses
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R-4 Special Residential District

Single-household dwelling units	Mobile homes/Trailers Municipal uses
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R-5 High Density Residential District

Single-household detached dwelling units Townhouses Municipal Uses	Single-household attached dwelling units Garden apartments
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C-1 Community Business District

Bakeries	Banks
Cafes	Drug Stores
Dry Cleaners	Laundries
Service Stations	Restaurants
Municipal uses	

C-2 Commercial District

Professional Offices	Day Care Centers	Motels
Movie Theaters	Municipal Uses	Conference Center
Large Scale Retail	Grocery Stores	Banks
Shopping Centers	Auto Dealerships	Restaurants

O/C Office Commercial District

Professional Offices	(Licensed Professionals)	Municipal uses
Ancillary Retail		
Hospitals		
Golf Courses		

LI Light Industrial District

Assembly
Warehouse
Light Manufacturing

Lesser uses:

Professional Offices	Day Cares	Motels
Movie Theaters	Grocery Stores	Conference Centers
Large Scale Retail	Banks	Auto Dealerships
Shopping Centers	Restaurants	Municipal Uses

AG Agricultural District

Single-household detached dwelling units	Municipal Uses
Farms	Greenhouses
Nurseries	

RC Recreation/Conservation District

Dedicated Conservation Areas	Parks
Recreation Areas and Facilities	Golf Courses
	Municipal Uses