

CLARKS SUMMIT BOROUGH COUNCIL
ORDINANCE NO. 2015-06

AMENDING ORDINANCE NUMBER 2002-01 ENTITLED “THE BOROUGH OF CLARKS SUMMIT ZONING ORDINANCE” TO REFLECT A CHANGE IN MINIMUM LOT SIZE AND MAXIMUM LOT COVERAGE.

By the powers granted to the Borough of Clarks Summit (“the Borough”) by the Pennsylvania Borough Code, 53 P.S. 45101 et seq., and the power to make and adopt all such ordinances as may be expedient or necessary for the proper management, care and control of the Borough and its finances, and the maintenance of the peace, good government, safety and welfare of the Borough and its trade, commerce and manufactures, 53 P.S. 46202(74); the Borough HEREBY ENACTS the within amending ordinance.

SECTION I. Title

This Amending Ordinance shall be known as “Ordinance No. 2015-06.”

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Clarks Summit, and it is hereby enacted and ordained by the authority granted to the Borough under the laws of the Commonwealth of Pennsylvania, as follows:

SECTION II: Amendment to Zoning Ordinance – Ordinance No. 2002-01

- A. Section 404.3 Development Standards
Part I Residential Lot Sizes and Density - Minimum lot sizes shall be as follows:

<u>Zoning District</u>	<u>Minimum Lot Size (sq. ft.)</u>
R-1	20,000
R-2	15,000
R-3	12,000
RP	15,000
CC	12,000
HC	12,000
HC1	12,000
MI	Not Permitted

- B. Part 4 Maximum Lot Coverage for Single-Family and Two-Family Dwellings in all districts – maximum percentages shall be as follows:

<u>Zoning District</u>	<u>Maximum Lot Coverage (%)</u>
R-1	20
R-2	25
R-3	25
RP	25

- C. Part 5 Non-Residential uses in R-1, R-2, R-1 and RP Districts (where permitted) – maximum percentages shall be as follows:

All uses - 25% maximum Lot Coverage (%)

- D. Part 6 Non-Residential uses in CC, HC HC1 MI and RU Districts – maximum percentages shall be as follows:

<u>Zoning District</u>	<u>Maximum Lot Coverage (%)</u>
CC	25
HC	25
HC1	25
MI Principal Permitted Uses	25
MI Conditional Uses	25
RU District	25

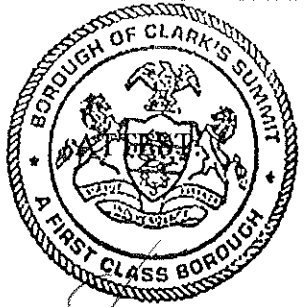
SECTION III: Repealer All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION IV. Severability If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, then such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Clarks Summit Borough Council that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

The remainder of Ordinance No. 2002-01 of the Borough of Clarks Summit, as amended, shall remain in full force and effect.

SECTION V. Effective Date This ordinance shall become effective immediately upon adoption, and shall not be retroactive.

ORDAINED AND ENACTED THIS 5th day of August, 2015.



BOROUGH COUNCIL
BOROUGH OF CLARKS SUMMIT

BY: *Germaine A. Carey*
GERMAINE A. CAREY
PRESIDENT, BOROUGH COUNCIL

Virginia Kehoe
VIRGINIA KEHOE
SECRETARY

Approved this 5th day of AUGUST, 2015.

MAYOR, BOROUGH OF CLARKS SUMMIT:
Patty Lawler
PATTY LAWLER