TOWNSHIP OF MOUNT PLEASANT
WASHINGTON COUNTY, PENSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF MOUNT PLEASANT TOWNSHIP, WASHINGTON COUNTY, PA, AMENDING MISC. PROVISIONS OF ITS ZONING ORDINANCE, AND AMENDING ITS ZONING MAP, AS CODIFIED AT CH. 200 OF THE TOWNSHIP CODE OF ORDINANCES.

WHEREAS, the Mount Pleasant Township Board of Supervisors is authorized by the Municipalities Planning Code and otherwise empowered under the constitution and laws of this Commonwealth to regulate zoning and land use within the Township through its Zoning Ordinance, as embodied in the Township's existing Zoning Ordinance as currently codified at Chapter 200 of the Mount Pleasant Township Code of Ordinances;

WHEREAS, the Mount Pleasant Township Board of Supervisors desires to enact numerous miscellaneous amendments to various provisions of its Zoning Ordinance, and to amend its Official Zoning District Map, in a manner generally summarized and fairly described as a periodic zoning ordinance update that includes new/updated Definitions and related rules for allowable uses in all Zoning Districts; renames and reclassifies Zoning Districts, replaces currently delineated Authorized Uses with new Tables of Uses and new Tables for Area & Bulk, Parking regulations, etc.; provides new or amended Definitions and rules for misc. Principal, Conditional, and Accessory Uses in the Tables of Uses, allowed in certain residential, agricultural and other zoning districts, such as beekeeping, boats/RV storage, farm stands, farm cafés, farm markets, tractor sales/service, other farm/agricultural related sales and service businesses, beverage production and sales, contracting business, contractor's yard, mini/self-storage, craftsman shop, and other occupations and businesses; provides for Temporary Bunk Housing at approved oil/gas well pad facilities; for oil/gas related Tank Pads; for Temporary Water Storage facilities; for Traffic Control Sites; for medical marijuana grow/processing facilities and dispensaries; adds landfills to the M-1 District; and adds other new or updated rules governing other Uses in the proposed Table of Uses and amendments; also reformats the ordinance, updates other misc. definitions, corrects misc. typos, and provides cross-references to other related Ordinances, all as more fully set forth and depicted in the marked/highlighted "Draft - October, 2017" amendment documents attached hereto as **Exhibit "A"** [highlighted copy of Zoning Ordinance as Amended hereby, depicting and reflecting said substantive amendments, revisions, additions, deletions, etc., from the existing Ordinance (exclusive of re-formatting changes)], and **Exhibit "B"** ['clean' copy of Zoning Ordinance as amended hereby];

WHEREAS, the Mount Pleasant Township Board of Supervisors likewise desires to enact hereby companion, accompanying amendments to its Official Zoning District Map, thereby adopting a new Official Zoning District Map, which includes an expanded A-1 Agricultural District

by consolidating the current A-1 and R-1 Districts into the new combined A-1 District, an R-L Suburban Residential (replacing R-2), an R-H Neighborhood Residential (replacing R-3), and an M-U Mixed Use District (replacing R-4), while retaining the B-1 Highway Commercial & M-1 Light Industrial Districts; with said amended Official Zoning District Map also extending and/or adjusting portions of the A-1, M-U, B-1, M-1 and all Zoning District Boundaries, all as depicted in new Official Zoning District Map adopted hereby [see Appendix "C"];

WHEREAS, the Township did, in accordance with the requirements of the Municipalities Planning Code, submit the proposed amendments to the Washington County Planning Agency (WCED) for review and comment;

WHEREAS, the Township has, in accordance with the requirements of the Municipalities Planning Code, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at its duly noticed public meeting(s);

WHEREAS, on October 17, 2017, and again on December 20, 2017, the Mount Pleasant Township Board of Supervisors held a duly noticed and advertised public hearing to take public comments on the proposed amendments, and the Township has duly advertised the within proposed zoning ordinance and zoning map amendments for consideration and enactment; and

WHEREAS, the Mount Pleasant Township Board of Supervisors, having received the public's comments and the recommendations of the Township's Planning Commission, finds that enactment of the proposed amendments to the Township Zoning Ordinance will be beneficial to the Township and consistent with the Pennsylvania Municipalities Planning Code and with the laws and Constitution of the Commonwealth of Pennsylvania.

NOW, THEREFORE, be it Ordained and Enacted by the Mount Pleasant Township Board of Supervisors, and it is hereby Ordained and Enacted as follows:

SECTION 1: AMENDMENTS THE TOWNSHIP ZONING ORDINANCE, AND TO ITS OFFICIAL ZONING DISTRICT MAP, BOTH AS CODIFIED AT CHAPTER 200 THE TOWNSHIP CODE OF ORDINANCES:

That the Township of Mount Pleasant hereby adopts and enacts those several and miscellaneous amendments to the Township Zoning Ordinance, as currently codified at Chapter 200 of the Township Code of Ordinances, in the manner as depicted in **Exhibit "A"** hereto ('highlighted' copy depicting the amendments to the zoning ordinance as enacted hereby [exclusive of formatting]), such that the Township's Zoning Ordinance, as amended hereby, shall hereafter read precisely as reflected in said **Exhibit "A"** hereto, including all additions, deletions, amendments, and other changes and revisions as noted in said **Exhibit "A"**, and such that, upon enactment, the Zoning Ordinance as amended hereby shall read in full as reflected in

Exhibit **"B"** ('clean' copy of amended Zoning Ordinance as enacted hereby), incorporating all of said changes, and which **Exhibit "B,"** including all Tables and Appendices thereof, shall hereafter constitute the official, operative text of the amended Zoning Ordinance, and the **Official Zoning District Map [Appendix "C"]**, with both said Zoning Ordinance and Zoning District Map as amended hereby superseding and replacing all prior Ordinances or parts thereof.

SECTION 2: EFFECTIVE DATE.

That the Municipal Manager/Secretary of Mount Pleasant Township shall certify to the adoption of this Ordinance and cause the same to be published as required by law, and this Ordinance shall take effect and be in force immediately from and after its enactment or as otherwise provided under law.

SECTION 3: REPEALER.

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

SECTION 4: VALIDITY, SEVERABILITY

That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall be held to be unconstitutional or otherwise invalid, the decision of the court so holding shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of the Township of Mount Pleasant that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

ORDAINED AND ENACTED on this ___ day of _____, 2018.

ATTEST: **MOUNT PLEASANT TOWNSHIP**
                                                                   BOARD OF SUPERVISORS

_____   By: _____
Erin Sakalik, Manager-Secretary   Gary R. Farner, Chairman

                                                                   _____
                                                                   Donald Reed, Vice-Chairman

                                                                   _____
                                                                   George Rice, Supervisor

Approved as to form by:

_____
Thomas P. McDermott, Solicitor

-EXHIBIT "A"-

(**'HIGHLIGHTED' COPY** OF AMENDED ORDINANCE AS ENACTED)

MOUNT PLEASANT

Chapter 200

ZONING

DRAFT – October, 2017<mark>*</mark>

[*editor's note: Marked Copy of Amended Ordinance <mark>highlighting</mark> substantive amendments, revisions, additions, deletions, etc., from current Ordinance]

<mark>-EXHIBIT "A"-</mark>

-EXHIBIT "B"-

('CLEAN' COPY OF AMENDED ORDINANCE AS ENACTED)
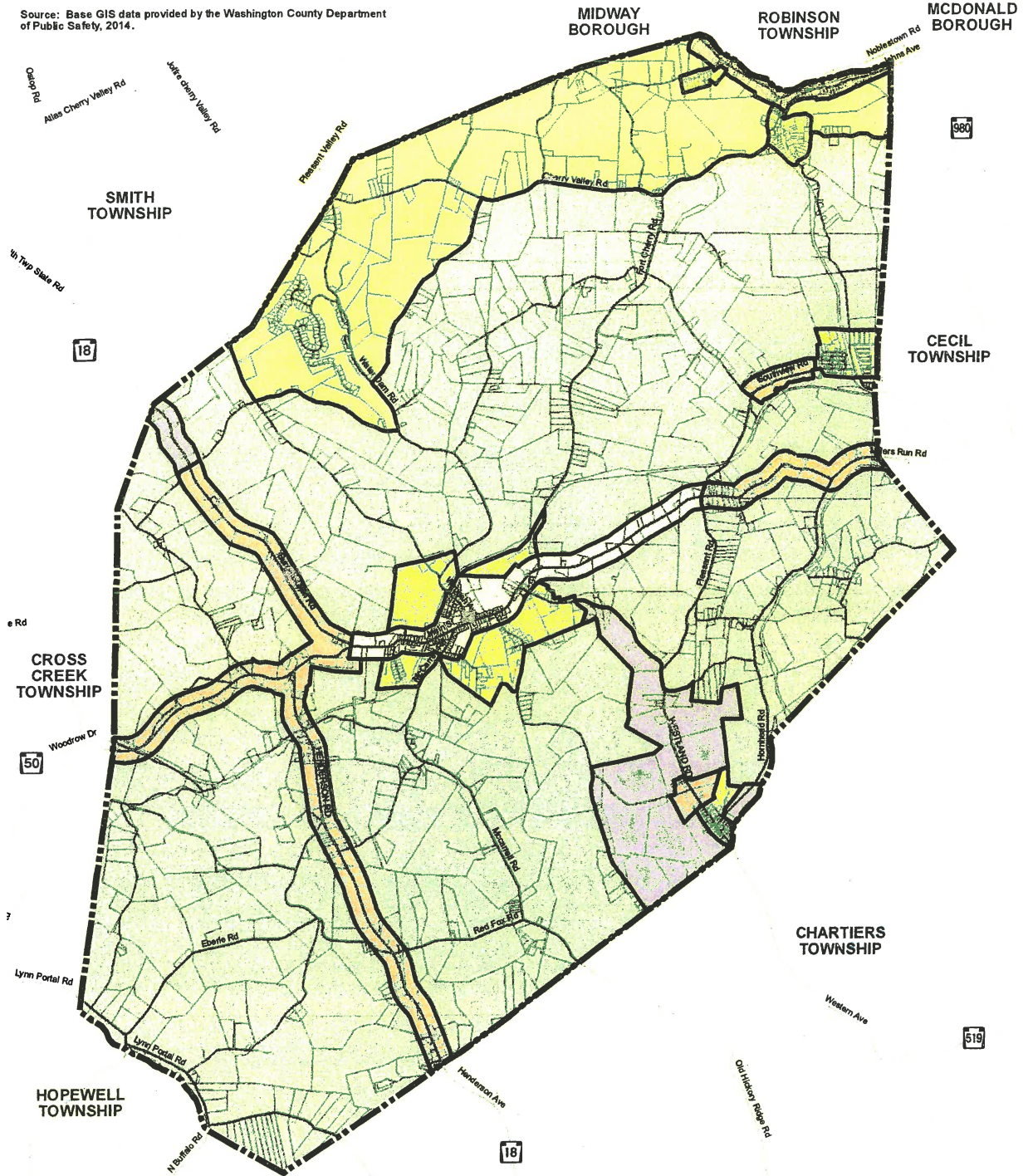
MOUNT PLEASANT

Chapter 200

ZONING

October, 2017[*]

[*editor's note: 'Clean' Copy of Amended Ordinance upon enactment]

-EXHIBIT "B"-

Source: Base GIS data provided by the Washington County Department of Public Safety, 2014.

MIDWAY BOROUGH

ROBINSON TOWNSHIP

MCDONALD BOROUGH

SMITH TOWNSHIP

CECIL TOWNSHIP

CROSS CREEK TOWNSHIP

CHARTIERS TOWNSHIP

HOPEWELL TOWNSHIP

LEGEND

Mount Pleasant Township

Property Line

Interstate Highways

Other State Highways

Other Roads

PROPOSED ZONING

A-1 Agriculture

R-L Lower-Intensity Residential

R-H Higher-Intensity Residential

B-1 Highway Commercial

M-1 Light Industrial

M-U Mixed Use

PROPOSED ZONING MAP

MOUNT PLEASANT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Mount Pleasant Township
Prepared by: Environmental Planning and Design, LLC

July 20, 2017
2141.17.01r4

0   2,000   4,000 Feet

NORTH

APPENDIX C

-end of document-