

ORDINANCE NO. 1 of 2007

NORTH ABINGTON TOWNSHIP

Lackawanna COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE NORTH ABINGTON TOWNSHIP ZONING ORDINANCE OF SEPTEMBER 4, 2001, TO AMEND THE REQUIREMENTS FOR THE USE OF NONCONFORMING LOTS.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of North Abington Township, Lackawanna County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the *Pennsylvania Municipalities Planning Code*, as follows:

AMEND §911 TO READ AS FOLLOWS:

911 Use of Nonconforming Lots of Record

911.1 Single Family Dwelling

A single-family dwelling may be erected or expanded on any lawful nonconforming lot of record in any District in accord with the following:

A. Setbacks

1. The required front setback is maintained as required for the District in which the lot is located.
2. Side yards may be reduced in the same proportion as the nonconformity of the lot to the lot size normally required for the District, but shall not be reduced to less than ten (10) feet unless other provisions of this Zoning Ordinance allow such reduction.
3. Rear yards may be reduced in the same proportion as the nonconformity of the lot to the lot size normally required for the District, but shall not be reduced to less than twenty (20) feet unless other provisions of this Zoning Ordinance allow such reduction.

B. Other Standards - All other applicable standards in this Ordinance are satisfied.

C. Water Supply - An adequate water supply is provided in accord with Township and other applicable regulations.

D. Sewage Disposal - Sewage disposal is provided in accord with applicable Township and PA DEP requirements.

911.2 Commercial Uses

A commercial use may be developed on any lawfully existing nonconforming lot where permitted by the Schedule of Uses provided:

A. Setbacks - All setbacks normally required in the District are maintained.

B. Lot Size Requirement - This Ordinance does not require a lot size for the specific use which is greater than the lot size for the district.

C. Water Supply - An adequate water supply is provided in accord with Township and other applicable regulations.

D. Other Standards - All other applicable standards in this Ordinance are satisfied.

E. Sewage Disposal - Sewage disposal is provided in accord with applicable Township and PA DEP requirements.

SEVERABILITY

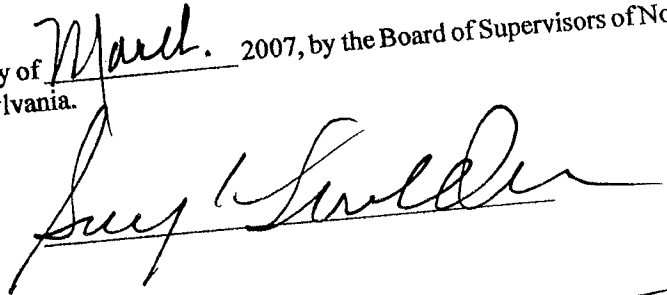
Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or any parts thereof.

REPEALER

All other Ordinances or sections of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

ADOPTION

Be it Hereby Enacted and Ordained this 6 Day of March, 2007, by the Board of Supervisors of North Abington Township, Lackawanna County, Pennsylvania.





ATTEST:

