

ORDINANCE NO. 2-98
NORTH ABINGTON TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE NORTH ABINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DECEMBER 3, 1991, REQUIRE LOTS TO BE SERVED BY INDIVIDUAL DRIVEWAYS; TO ADD REQUIREMENTS FOR MINIMUM LOT FRONTAGE, LOT DEPTH, AND LOT WIDTH, AND MAXIMUM LOT DEPTH TO WIDTH RATIO FOR LOTS FOR SINGLE-FAMILY DWELLINGS; AND, ADD OR AMEND THE DEFINITIONS OF THOSE TERMS.

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:

The North Abington Township Subdivision and Land Development Ordinance of December 3, 1991, as amended, is hereby amended as follows:

☞ **ITEM 1: Amend Section 310-Lots, Subsection a to read as follows:**

- a. Every lot shall abut a public street and shall be served by an individual driveway connecting to the street in accord with an approved highway occupancy permit. Shared driveways shall not be permitted. (See Section 402,c,4 for driveway design.)

☞ **ITEM 2: Amend Section 310-Lots, Subsection c to read as follows:**

- c. Minimum lot dimensions and maximum lot depth to width ratio for newly proposed lots for single-family dwellings in the R-1, R-2, A-1 and C-1 Zoning Districts established by the Township Zoning Ordinance shall comply with this Subsection c. Minimum lot dimensions and maximum lot depth to width ratio for all other proposed lots shall be regulated by the Township Zoning Ordinance.
 - 1) The minimum lot frontage of any lot shall comply with the requirements in the following table, and shall be measured along the right-of-way of the adjoining street. (See definition of *lot frontage* in Article 8.)
 - 2) The minimum lot depth of any lot shall comply with the requirements in the following table. Minimum lot depth shall be used in the determination of the maximum lot depth to lot width ratio. (See definition of *lot depth* in Article 8.)
 - 3) The minimum lot width of any lot shall comply with the requirements in the following table. Minimum lot width shall be used in the determination of the maximum lot depth to lot width ratio. (See definition of *lot width* in Article 8.)

TYPE OF WATER AND SEWER	MINIMUM LOT SIZE PER ZONING ORDINANCE	MINIMUM LOT FRONTAGE	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH
Public water and public sewage disposal	1 acre	100 ft.	175 ft.	150 ft.
On-site sewage disposal	2 acres	125 ft.	250 ft.	175 ft.

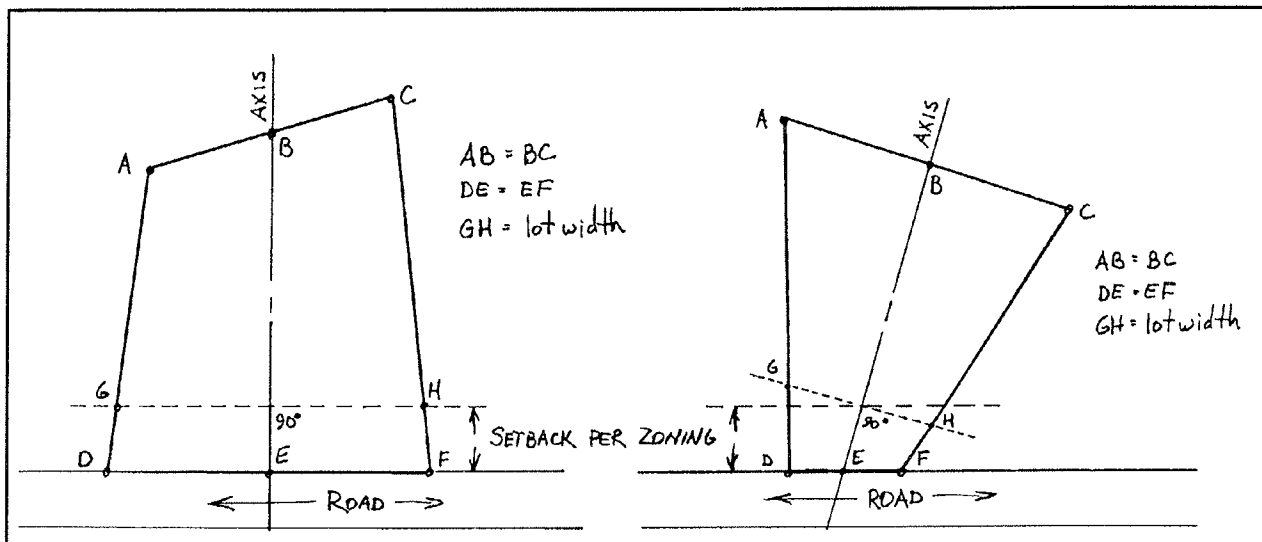
d. The lot depth to lot width ratio of any lot shall not exceed 3.5:1. The lot depth to width ratio shall not apply to: 1) any lot which exceeds a width of three hundred (300) feet, or 2) any lot which is restricted in perpetuity by deed covenants and restrictions approved by the Township to the development of one (1) single-family dwelling and accessory uses permitted by the Zoning Ordinance and whereon no other development is permitted; however, in all cases the lot width shall remain constant to the greatest extent possible.

ITEM 3: Add and amend the following definitions:

Lot Area: The total land area contained within the lot less any area included in any public road rights-of-way affecting the lot.


Lot Depth: The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, or where there is no rear lot line, to the most distant point on any other lot line.

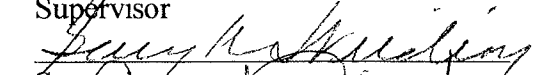
Lot Width: If the side property lines are parallel, lot width shall be the distance between the side lines. If the side property lines are not parallel, lot width shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear property lines. For the purpose of identifying the axis in the case of irregularly shaped lots, the midpoint of the front lot line shall be joined to the most distant midpoint of the lot lines at the rear of the lot. However, in no case shall the lot frontage of the lot be less than required Section 310,c. (See diagram.)

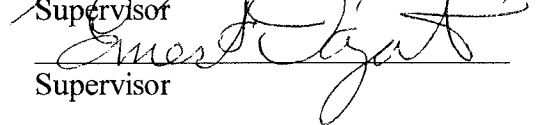


Lot Frontage: The horizontal distance measured along the right-of-way line of the street on which the lot is located. In the case of corner lots, the longest frontage shall be considered the lot frontage.

BE IT HEREBY ENACTED AND ORDAINED this 9th day of June 1998 by the Board of Supervisors of North Abington Township, Lackawanna County, Pennsylvania.

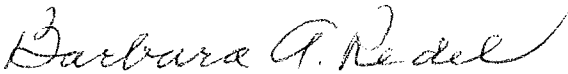


Supervisor


Supervisor


Supervisor

ATTEST:



Secretary