

FALLOWFIELD TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 192

AN ORDINANCE OF THE TOWNSHIP OF FALLOWFIELD, WASHINGTON COUNTY, PENNSYLVANIA AMENDING THE TOWNSHIP OF FALLOWFIELD'S ZONING ORDINANCE, KNOWN AS ORDINANCE NO. 120 OF 1991; AND SPECIFICALLY AMENDING ARTICLE 6 OF ORDINANCE NO. 120 OF 1991; PROVIDING FOR THE CREATION OF AN ADDITIONAL CONDITIONAL USE FOR SAFETY EQUIPMENT REPAIR/RESTORATION FACILITIES AND/OR THE EQUIVALENT TYPE FACILITIES WITHIN THE A-1 AGRICULTURAL DISTRICT; PROVIDING FOR STANDARDS AND CRITERIA FOR DETERMINATION OF THE ACCEPTABILITY OF THE CONDITIONAL USE; REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; AND INCLUDING A SAVINGS CLAUSE.

WHEREAS, the Township adopted a zoning ordinance, known as the Fallowfield Township Zoning Ordinance, No. 120, 1991; and

WHEREAS, section 609 of the Pennsylvania Municipalities Planning Code authorizes amendments to Zoning Ordinances, 53 P.S. § 10609; and

WHEREAS, Article 6 of Ordinance 120 of Fallowfield Township does not currently provide for the inclusion of Safety Equipment Repair/Restoration Facilities as a conditional use within the A-1 Agricultural District; and

WHEREAS, the Board of Supervisors of the Township believes that an amendment to the Zoning Ordinance providing for the location of Safety Equipment Repair/Restoration Facilities and/or the equivalent type facilities within an A-1 Agricultural District as a conditional use within the Township will further the public health, safety and welfare;

AND NOW it is hereby ordained and enacted by the Board of Supervisors of the Township of Fallowfield, Washington County, Commonwealth of Pennsylvania as follows:

SECTION I. PROVISIONS ADDED

Article 6 of the Zoning Ordinance of Fallowfield Township, Ordinance No. 120, 1991, is amended to include the following new provisions:

ARTICLE 6  
A-1 AGRICULTURAL DISTRICT

SECTION 6.1 CONDITIONAL USE PROVISIONS

11. SAFETY REPAIR/RESTORATION FACILITY – This use shall be subject to the following expressed standards and criteria, and to any other standards or criteria generally applicable to conditional uses in the Township of Fallowfield:
- a. Structural conditions, sanitation, entrances and exits, fire control and other appropriate elements must be certified for compliance with applicable local, state and federal requirements.
  - b. Public water and sanitary sewer facilities shall be utilized to such extent as is feasible. Private water and sanitary sewer facilities may be permitted at the discretion of the Supervisors and subject to any applicable local, state and federal requirement.
  - c. Structure shall be compatible with the agricultural character of the vicinity in which they are located.
  - d. All structures shall be situated on the site in such a manner that they meet the minimum area in yard requirements and densities of the A-1 District, the same that would be required for agricultural structures and units.
  - e. Ingress and egress of traffic shall be coordinated with local traffic movements and volumes in a manner that will preclude safety hazards.
  - f. Changes of any conditions of original approval shall constitute a new use and the full conditional use procedure for obtaining a new use shall be exercised.
  - g. In considering a request for establishment of a Safety Repair/Restoration Facility and/or the equivalent type facilities under the provisions for conditional uses in the Township, the Township Supervisors may attach any reasonable conditions and safeguards beyond those expressed in this Ordinance and other applicable codes duly enacted.

- h. All vehicular points of access shall be subject to the approval of the Township of Fallowfield and the Pennsylvania Department of Transportation.
- i. A site plan shall be submitted as part of the application for conditional use for review by the Township Supervisors. At a minimum, the site plan shall include:
  - 1) A summary drawn to scale showing the exact size, shape and dimensions of the lot to be built upon.
  - 2) Location of proposed building, off street parking, and storage yard if applicable.
- j. For each use that is visible from any structure used for residential, cultural, social, educational, recreational, religious or similar purposes in an A-1, or contiguous to a R-1 or R-2 District, there shall be a buffer strip of land planted and maintained for screening purposes. Plant materials used for screening shall consist of dense evergreen plants or the equivalent thereof. They shall be of a kind, or used in a manner, to provide a continuous opaque screen within twelve (12) months after commencement of operations in the area to be screened. The Board of Supervisors shall require that either new planting or alternative screening be provided if, after twelve (12) months, the plant materials do not provide an opaque screen.
- k. Any outdoor lights shall be located to only illuminate the immediate vicinity of any structures or parking areas on the subject property, and shall be located as to not illuminate any adjoining properties.
- l. The site must comply with the all restrictions and requirements, which are provided for in the local ordinances and/or state statutes, regarding noise, smoke, dust, and/or any other odorous emissions, which may adversely impact upon the general public.
- m. All access roads and parking areas shall be paved.
- n. There must be low density as to the traffic and/or use of the property.
- o. There will be minimal lot acreage of seven acres, unless the configuration of the proposed location creates a hardship, then in that event, the Supervisors may consider less acreage.

## SECTION II. REPEALER

Any ordinances or parts of ordinances which conflict with this ordinance are hereby repealed only to the extent of such irreconcilable conflict.

SECTION III. INTERPRETATION

Nothing in this ordinance shall be construed or interpreted as authorizing or permitting any activity which is prohibited by the laws of the Commonwealth of Pennsylvania or the United States of America.

SECTION IV. EFFECTIVE DATE

This ordinance shall be effective thirty days following the adoption by the Township Supervisors, pursuant to the pending ordinance rule.

SECTION V. SAVINGS CLAUSE:

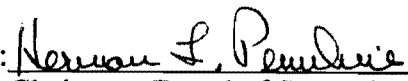
Should any provision or other part of this ordinance be finally declared to be illegal, unenforceable, void or unconstitutional, such shall not affect the remainder of this ordinance which shall nonetheless be fully valid, binding and enforceable.

**ORDAINED AND ENACTED** as an Ordinance of the Township of Fallowfield by the Board of Supervisors of the Township of Fallowfield this 30<sup>th</sup> day of April, 2008.

ATTEST:

TOWNSHIP OF FALLOWFIELD

  
Secretary

By:   
Chairman, Board of Supervisors

(SEAL)