

ORDINANCE NO. 97-8

AN ORDINANCE

Permitting, prohibiting, regulating, restricting and determining the use of land, watercourses, size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures areas and dimensions of land to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; the density of population and intensity of use providing for repeal, variances, special exceptions, conditional uses, for the administration and enforcement of the Ordinance; and such other provisions as may be necessary to implement the purposes of this Ordinance.

ARTICLE 1

TITLE, AUTHORITY, PURPOSE, COMMUNITY DEVELOPMENT OBJECTIVES

SECTION 101. SHORT TITLE:

This Ordinance shall be known as and may be cited as the "TOWNSHIP OF GUILFORD ZONING ORDINANCE."

SECTION 102. AUTHORITY:

This Ordinance is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Act 247, "The Pennsylvania Municipalities Planning Code", July 31, 1968, as reenacted and amended by Act 170, December 21, 1988.

SECTION 103. PURPOSE:

This Ordinance is enacted for the following purposes:

1. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, emergency preparedness, disaster evacuation, the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements; as well as,

2. To prevent one or more of the following: over-crowding of land, blight, danger and congestion in travel and, transportation, loss of health, life or property from fire, flood, panic or other dangers. This Zoning Ordinance is made in accordance with an overall program, and with consideration for the character of the municipality, its various parts, and the suitability of the various parts for particular uses and structures.

SECTION 104. COMMUNITY DEVELOPMENT OBJECTIVES:

To promote and to foster the community development goals and objectives as adopted by resolution of the Guilford Township Board of Supervisors.

SECTION 105. INTERPRETATION:

1. In interpreting and applying this Zoning Ordinance, its provisions shall be held to be the minimum requirements for promotion of health, safety, morals, and general welfare of the Township. Any use permitted subject to the regulations prescribed by the provisions of this Zoning Ordinance shall conform with all regulations and is not intended to interfere with, abrogate, annul, supersede or cancel any reservations contained in deeds or other agreements, but that if the Ordinance imposes more stringent restrictions upon the use of buildings and land than are contained in the deeds or agreements or other ordinances of Guilford Township, the provisions of this Ordinance shall control.
2. The boundaries of the Zoning Districts are hereby established as shown on the “Guilford Township Zoning Map”, which accompanies, and which, with all explanatory matter thereon, is hereby adopted and made a part of this Ordinance. The Official Copy of said map, indicating the latest amendments, shall be kept up to date for the use and benefit of the public at the Township Office.
3. In all cases where a district boundary divides a lot, the regulations prescribed by this Ordinance for the less restricted district shall apply to that part of the more restricted portion of said lot which lies within 50 feet of the district boundary. For purposes of this Section, the more restricted district shall be the AR – Agricultural / Residential District, the R – Residential District, the I – Industrial District, the C – Commercial District, and with the CI – Commercial / Industrial District being the least restrictive district.
4. Classification of similar uses shall be in accordance with the Standard Industrial

Classification Manual-1987, Office of Management and Budget, as amended.

SECTION 106. APPLICATION:

The provisions, regulations, limitations and restrictions of this Ordinance shall apply to all structures, buildings, uses, signs and land and their accessory structures, buildings, uses and signs.