

**TOWNSHIP OF PULASKI
BEAVER COUNTY, PENNSYLVANIA
ZONING ORDINANCE #227**

AN ORDINANCE for the Zoning Ordinance of the Township of Pulaski; Regulating the Location and the Use of Structures and Land for Residences, Business, Industry, and Other Purposes; Other Open Spaces, Automobile Parking and the Density of Population; Providing a Method of Administration by Establishing a Zoning Hearing Board; Prescribing Duties and Powers of Officials; and Prescribing Penalties for Violations.

WHEREAS, it is the finding of the Governing Body that this Ordinance is in accordance with the spirit and intent of the Comprehensive Plan for Pulaski Township, now therefore:

BE IT HEREBY ordained by the Pulaski Township Board of Supervisors, County of Beaver, Commonwealth of Pennsylvania:

ARTICLE ONE - BASIC PROVISIONS

101 TITLE: This Ordinance may be cited as the Pulaski Township Zoning Ordinance.

102 EFFECTIVE DATE: This Ordinance shall take effect on January 3, 2005.

103 DEFINED WORDS: Words used in a special sense in this Ordinance are defined in Article Six.

104 COMMUNITY DEVELOPMENT OBJECTIVES: This Ordinance and zoning map are intended to protect the public health, safety, morals and general welfare, facilitate coordinated and practical community development, emergency management preparedness, density of population, the provisions of adequate light and air, police protection,

vehicle parking and loading space, transportation, public recreation and other community facilities, as well as to accommodate orderly land use and reasonable variety of dwelling types and economic opportunities and to preserve prime agricultural land, wetlands and natural and historic values within the built environment.

105 ZONING MAP: A map entitled "Pulaski Township Zoning Map" is hereby adopted as a part of this Ordinance. The Pulaski Township Zoning Map shall be kept on file for examination in the office of the Pulaski Township Secretary in the Municipal Building.

106 COMPLIANCE: No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

107 SEVERABILITY: If any provisions of this Ordinance or the application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

108 INTERPRETATION: The provisions of this Ordinance shall be held to be the minimum requirements for the protection of the health, safety, morals, and general welfare of Pulaski Township.

109 CONFLICT: This Ordinance is not intended to interfere with abrogate, annul, supersede, or cancel any easements, covenants, restrictions or reservations contained in deeds or other agreements. If the Ordinance imposes more stringent restrictions upon the use of buildings and land than are elsewhere established, the provisions of this Ordinance shall prevail. In construing the language of the Pulaski Township Zoning Ordinance to determine the extent of the restriction upon the use of the property, the language shall be construed, where doubt exists as to the intended meaning of the language adopted by the Pulaski Township Board of Supervisors, in favor of the property owner and against any implied extension of the restriction.

ARTICLE TWO - DISTRICT REGULATIONS

201 ZONING DISTRICTS: The Municipality is divided into the Districts stated on Table 201 as shown by the District boundaries on the Pulaski Township Zoning Map.

202 DISTRICT BOUNDARIES: District boundaries shown on the lines of roads, streams, and transportation rights of way shall be deemed to follow the centerlines. The vacation of roads shall not affect the location of such district boundaries. When the Pulaski Township Zoning Officer cannot definitely determine the location of a district boundary by such centerlines, by the scale or dimensions stated on the Zoning map, or by the fact that it clearly coincides with a property line, he shall refuse action, and the Pulaski Township Board of Supervisors, shall interpret the location of the district boundary with reference to the scale of the Pulaski Township Zoning Map and the purposes set forth in all relevant provisions of this ordinance.

(1) REGULATIONS: Permitted use, conditional uses, special exceptions where listed), lot and yard dimensions, maximum height of structures, maximum lot coverage and minimum parking requirements for each district are listed in Table 201 or elsewhere within the Ordinance. "Whenever, in any district established under this ordinance, a use is neither specifically permitted or denied and an application is made by a property owner to the Pulaski Township Zoning officer for such use, the Pulaski Township Zoning officer shall refer such application to the Pulaski Township Zoning and Hearing Board which shall have the authority to permit the use or deny the use upon such condition as a Pulaski Township Zoning Hearing Board deems necessary and proper. The use may be permitted if it is similar to and compatible with permitted uses in the district and no way is in conflict with the general purpose and intent with this Ordinance." Conditional uses require approval of the Pulaski Township Board of Supervisors, after recommendation by the Pulaski Township Planning Commission, whereas permitted uses require only compliance with building and zoning permit application procedures. Special exceptions require the approval of the Pulaski Township Zoning Hearing Board which may attach such reasonable conditions as deemed necessary. Uses, which are normally accessory to the declared permitted uses, are also permitted.