

**ARTICLE 1      PREAMBLE**

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**Section 100      Short Title.**

This Ordinance shall be known, and may be cited, as "The Easttown Township Zoning Ordinance."

**Section 101      Purposes and Community Development Objectives.**

**A. Purposes.**

This Ordinance is enacted under and pursuant to the Municipalities Planning Code, to promote, protect, and facilitate the general health, safety, and welfare through:

1. Coordinated and practical community development.
2. Provision for appropriate population densities, a diversity of housing types, and prevention of overcrowding of land.
3. Provisions for adequate light, air, open space, and recreation.
4. Provision for adequate parking and loading.
5. Provision for safe and efficient travel by vehicles, bicycles and pedestrians.
6. Provision of appropriate water and sewer facilities and capacity.
7. Provision for the protection and preservation of natural resources.
8. Provision for schools, public ground, and other public improvements.
9. Protection against loss of health, life, or property from fire, flood, or other dangers.

**B. Community Development Objectives.**

This Ordinance is enacted to implement the spirit and intent of the Easttown Township Comprehensive Plan (2001), and the Open Space, Recreation, and Environmental Resources Plan (1993). The *statement of goals from the 2001 Easttown Township Comprehensive Plan are as follows:*

1. Provide for the maintenance of the Township's streetscapes and public spaces.
2. Provide for open space and recreation facilities that meet the needs of Township residents.
3. Balance development with environmental protection.
4. Preserve and protect existing open space and natural landscapes and explore ways to obtain additional open space.
5. Encourage and maintain a range of housing opportunities.
6. Provide and maintain a high quality, safe and efficient transportation network. Provide for the movement of people and goods throughout the Township that avoids further segmenting of the community.
7. Maintain and enhance the physical character and integrity of Easttown Township.

8. Increase and diversify economic activities in Easttown Township.
9. Provide sufficient community facilities and services to meet current and future residential and business requirements in Easttown Township.

### **Section 102 Interpretation.**

In the interpretation and application of this Ordinance, the provisions hereof shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of such statute, ordinance or regulation shall be controlling.

### **Section 103 Authority.**

This Ordinance has been adopted in accordance with the provisions of Article 6, "Zoning", of the Municipalities Planning Code.

### **Section 104 Applicability.**

The provisions of this Ordinance shall govern all land, buildings, and structures within the boundaries of Easttown Township. Any lawfully existing building or structure and any lawfully existing use of a building or land not in conformity with the regulations herein prescribed shall be regarded as non-conforming, but may be continued, extended or changed, subject to the special regulations contained within this Ordinance.

### **Section 105 Repeal of Prior Ordinances.**

The Easttown Township Zoning Ordinance of 1939, and any amendments thereto, is hereby repealed as of the Effective Date of this Ordinance.

### **Section 106 Effective Date.**

The effective date of this Ordinance shall be five (5) days after its adoption, except that with respect to the subject matter of any amendments it may affect the nonconforming uses, or otherwise, the effective date of this Ordinance shall mean the date upon which the particular amendment became or becomes effective. The official copy of the Easttown Township Zoning Ordinance and the Easttown Township Zoning Map shall be located in the Easttown Township Building.

### **Section 107 Severability.**

If any article, section, subsection, paragraph, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be unconstitutional, invalid, or illegal, such decision shall not affect the validity of any of the remaining provisions of this Ordinance as a whole, or any other part thereof.

**Section 108 Administration and Enforcement.**

This Ordinance shall be administered by the Township Zoning Officer and shall be enforced by the Township Board of Supervisors, Zoning Officer, and/or any other enforcement officer of the Township, with approval of the Board of Supervisors, as per the applicable provisions of Article 13, Administration.

**Section 109 Liability.**

The granting of any permit under this Ordinance shall create no liability upon, nor a cause of action against, any Township official or employee for damages or injury that may occur from the use, construction, or enlargement of structures or the use of land.