

ORDINANCE NO. 2-00

AN ORDINANCE OF SOUTH BUFFALO TOWNSHIP, ARMSTRONG COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 2-00, THE SOUTH BUFFALO TOWNSHIP ZONING ORDINANCE

WHEREAS, the South Buffalo Township Planning Commission has conducted public hearings on certain proposed amendments to the South Buffalo Township Zoning Ordinance and has recommended to the South Buffalo Township Board of Supervisors the adoption of said amendments; NOW, THEREFORE, IT IS ORDAINED AND ENACTED as follows:

Section 1. Section 308 of the South Buffalo Township Zoning Ordinance providing off-street parking requirements shall be amended as follows:

Retail Stores and Shops, Clubs - 1 (one) space for every 250 square feet of gross floor area

Manufacturing Plants - 1 (one) space for every 500 square feet of gross floor area

"Business Services" shall include and be amended to read "and Offices"

Section 2. Section 404 of the Ordinance shall be renumbered as Section 405 and all subsequent sections shall be renumbered and reenacted in sequence.

Section 3. The amendment to the Ordinance providing for Planned Residential Development-Mixed Use identified as Section 404 shall be amended as follows:

- (a) The dimensional requirements contained in Sections 404.9 c, d and e shall be amended to provide a minimum thirty foot (30') front, side and

rear setback requirement that will provide a minimum of five feet (5') planted buffer.

- (b) Section 404.13 providing for buffers shall be deleted and in its place the following language shall be inserted: "All perimeter property boundaries adjoining residential parcels shall be buffered with a fifty (50) foot wide naturally wooded undisturbed buffer or landscaped buffer area established by easement. A landscaped buffer will include at a minimum one (1) shade tree every forty (40) linear feet and one (1) evergreen every twenty feet (20')."
- (c) The definitions contained in Section 404.20 shall include the following: "F.A.R." (Floor to area ratio) - ground floor area of all buildings or structures on a lot divided by the total lot area.

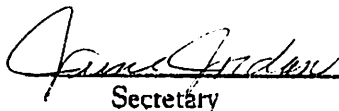
Section 4. In all other respects the South Buffalo Township Zoning Ordinance together with the amendments thereto shall remain in full force and effect.

Section 5. This Ordinance shall be effective the date of enactment.

ORDAINED AND ENACTED this 8 day of May, 2000.

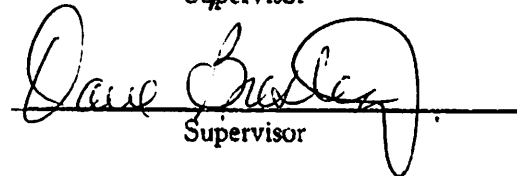
SOUTH BUFFALO TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:


Secretary


Supervisor


Supervisor


Supervisor