

## **PUBLIC NOTICE**

Notice is hereby given that on August 10, 2020 at 7:00 p.m., the Packer Township Board of Supervisors will conduct a public hearing in the Township Building, 2234 Hudson Drive, Weatherly, Pennsylvania.

The purpose of the public hearing is to discuss, inform and receive public comments on proposed Zoning Ordinance for Packer Township. The Township will be adopting an amended and revised Zoning Ordinance for Packer Township.

Notice is further given that the Packer Township Board of Supervisors, Carbon County, Pennsylvania, will conduct a special meeting for the sole purpose of acting upon the revised Zoning Ordinance on August 10, 2020 at 7:30 p.m. in the Township Building, 2234 Hudson Drive, Weatherly, Pennsylvania.

The purpose of the Special Meeting is to discuss, inform and receive public comments on proposed Zoning Ordinance for Packer Township. The Township will be adopting an amended and revised Zoning Ordinance for Packer Township.

The proposed revised Zoning Ordinance includes the following:

### **ARTICLE 1--GENERAL PROVISIONS**

Section 101	Title
Section 102	Purpose
Section 103	Community Development Objectives
Section 104	Interpretation
Section 105	Compliance with Ordinance Required
Section 106	Severability
Section 107	Repealer
Section 108	Effective Date

### **ARTICLE 2--DEFINITIONS**

Section 201	Application and Interpretation
Section 202	Definitions

### **ARTICLE 3--GENERAL REGULATIONS**

Section 301	Attached Accessory Structures
Section 302	Unattached accessory structures
Section 303	Corner Lot Restriction
Section 304	Types of Residential Accessory Structures
Section 305	Noncommercial Satellite Dish Antenna
Section 306	Private Noncommercial Swimming Pools

- Section 307 Lots Divided by Zoning Boundaries
- Section 308 Projections into Required Yards
- Section 309 Exception to Height Limitations
- Section 310 Required Access
- Section 311 Land Development Approval for Certain Uses
- Section 312 Visibility at Intersections and Private Driveways
- Section 313 Fences and Walls
- Section 314 Public Utilities
- Section 315 Sewage Disposal
- Section 316 Highway Occupancy Permit
- Section 317 Soil Erosion and Sedimentation Control
- Section 318 Placement of Mobile Homes
- Section 319 Conflicting Regulations
- Section 320 Flag Lots

#### **ARTICLE 4---ZONING MAP AND ZONING DISTRICTS**

- Section 401 Official Zoning Map
- Section 402 Changes to Official Zoning Map
- Section 403 Interpretation of Boundaries
- Section 404 Classes of Zoning Districts

#### **ARTICLE 5---ZONING DISTRICT REGULATIONS**

- Section 501 A-1 Agricultural District
- Section 502 R-1 Single Family Residential District
- Section 503 B-1 Business District
- Section 504 C-1 Conservation District
- Section 505 I-1 Light Industrial District

#### **ARTICLE 6---SPECIAL EXCEPTIONS**

- Section 601 Purpose
- Section 602 General Provisions
- Section 603 Site Plan
- Section 604 Impact Analysis
- Section 605 General Standards and Criteria

#### **ARTICLE 7---CONDITIONAL USES**

- Section 701 Purpose
- Section 702 General Provisions
- Section 703 Procedure for Submission and Decision
- Section 704 General Standards
- Section 705 Classified Conditional Uses

Section 706	Environmental Impact Statement
Section 707	Other Government Approvals
Section 708	Impact of Proposed Use/Development
Section 709	Adverse Impacts/Mitigation Measures
Section 710	Adult Uses
Section 711	Mobile Home Parks
Section 712	Junkyards and Automobile Wrecking Yards
Section 713	Sewage Treatment Facilities
Section 714	Methadone Treatment Facility
Section 715	Wireless Commercial Communication Site
Section 716	Excavation and Extraction of Minerals
Section 717	Solid Waste Facility
Section 718	Medical Marijuana Dispensary
Section 719	Medical Marijuana Grower/Processor
Section 720	Short Term Residential Rental Units
Section 721	Shopping Centers

## **ARTICLE 8---PERFORMANCE STANDARDS**

Section 801	Purpose and Intent
Section 802	Use Regulations
Section 802.01	Access Drives
Section 802.02	Accessory Dwelling Units
Section 802.03	Adult Uses
Section 802.04	Agricultural Uses
Section 802.05	Agritainment
Section 802.06	Animal Hospitals
Section 802.07	Animal Kennels
Section 802.08	Automobile Related Activities
Section 802.09	Bed and Breakfast
Section 802.10	Boarding House
Section 802.11	Bulk Fuel Storage
Section 802.12	Cemeteries
Section 802.13	Contractors' Storage Yards
Section 802.14	Convenience Store with or without Gasoline Pumps
Section 802.15	Day Care Facilities
Section 802.16	Eating and Drinking Establishments
Section 802.17	Entertainment Facilities
Section 802.18	Group Residence
Section 802.19	Home Occupations
Section 802.20	Industrial Activities
Section 802.21	Medical Marijuana Facility
Section 802.22	Medical Marijuana Dispensary
Section 802.23	Medical Marijuana Grower/Processor
Section 802.24	Medical Marijuana Transport Vehicle Office

Section 802.25	Motels and Hotels
Section 802.26	No-Impact Home Based Business
Section 802.27	NonProfit Social Halls, Clubs, and Lodges
Section 802.28	Stand Alone Wind Mills and Wind Farms
Section 802.29	Nursing Home
Section 802.30	Office Park
Section 802.31	Outdoor Storage
Section 802.32	Outdoors Recreational Facilities
Section 802.33	Place of Worship
Section 802.34	Public Uses
Section 802.35	Public Utility Buildings and Structures
Section 802.36	Short Term Residential Rental Units
Section 802.37	Townhouses and Multifamily Residential Developments
Section 802.38	Trucking Facilities
Section 802.40	Warehouse and Distribution Facilities
Section 802.41	Warehouse(Self Storage)
Section 802.41	Water Extraction
Section 802.42	Yard Sales
Section 803	Separation Requirements and Future Development

## **ARTICLE 9---NONCONFORMING LOTS, USES, STRUCTURES, AND BUILDINGS**

Section 901	Intent
Section 902	Nonconforming Lots of Record
Section 903	Continuation of Nonconformity
Section 904	Registration of Nonconforming Uses and Structures
Section 905	Changes of Nonconforming Uses
Section 906	Enlargement of Nonconforming Uses and Structures
Section 907	Restoration of Use
Section 908	Termination of Nonconforming Use and/or Structure
Section 909	Certificate of Intention for a Nonconforming Use

## **ARTICLE 10--- SIGN REGULATIONS**

Section 1001	Signs
Section 1002	Construction Types
Section 1003	Permitted Signs by Zoning District
Section 1004	Area, Height, and Setback Requirements
Section 1005	Number of Signs
Section 1006	Setback for Freestanding Signs
Section 1007	Signs related to Nonconforming Uses
Section 1008	Area Computation of signs
Section 1009	Vertical Clearance
Section 1010	Prohibited Signs
Section 1011	Permits Required

Section 1012 General Regulations for Signs

**ARTICLE 11---OFF-STREET PARKING AND LOADING**

- Section 1101 Purpose
- Section 1102 Size of Off-Street Parking Spaces
- Section 1103 Size of Off-Street Loading Spaces
- Section 1104 Access to Off-Street Parking or Loading Areas
- Section 1105 Location of Off-Street Parking Areas
- Section 1106 Drainage and Surfacing of Off-Street Parking Areas
- Section 1107 Interior Circulation
- Section 1108 Screening
- Section 1109 Lighting
- Section 1110 Parking in Yard Areas
- Section 1111 Existing Structures and Uses
- Section 1112 Changes of Structures or Uses
- Section 1113 Fractional Space
- Section 1114 Multiple Activities or Uses
- Section 1115 Off-Street Parking Requirements
- Section 1116 Parking for other Commercial Uses
- Section 1117 Off-Street Loading Requirements
- Section 1118 Provision of Handicapped Parking Spaces
- Section 1119 Design Features for Handicapped Parking Spaces
- Section 1120 Signage for Handicapped Parking Spaces
- Section 1121 Minimum Number of Handicapped Accessible Spaces

**ARTICLE 12---FLOOD PLAIN MANAGEMENT**

- Section 1201 Intent
- Section 1202 Special Definitions
- Section 1203 Abrogation and Greater Restrictions
- Section 1204 Severability
- Section 1205 Warning and Disclaimer of Liability
- Section 1206 Overlay of Flood Plain Districts
- Section 1207 Identification of 100 Year Flood Plain Districts
- Section 1208 Changes to Delineated Boundaries
- Section 1209 Initial Determination of Boundaries
- Section 1210 Alteration to Water Courses
- Section 1211 Floodway Restrictions
- Section 1212 Special Requirements for the Special Flood Plain Area and General Flood Plain Area
- Section 1213 Structural Anchoring and Flood Proofing Requirements
- Section 1214 Issuance of Building Permit
- Section 1215 Flood Proofing
- Section 1216 Utilities

- Section 1217 Certification of Flood Proofing
- Section 1218 Fully Enclosed Areas Below the Lowest Floor
- Section 1219 Prohibited Uses
- Section 1220 Regulations for Hazardous Materials
- Section 1221 Improvements
- Section 1222 Variances
- Section 1223 Modification of Freeboard Requirement Administrative Procedures

### **ARTICLE 13---ENFORCEMENT AND ADMINISTRATION**

- Section 1301 Zoning Officer
- Section 1302 Zoning Permit
- Section 1303 Certificate of Zoning Compliance
- Section 1304 Enforcement Procedures
- Section 1305 Schedule of Fees, Charges and Expenses

### **ARTICLE 14---AMENDMENTS**

- Section 1401 Amendment Procedure
- Section 1402 Applications for Amendments to the Text or Map
- Section 1403 Curative Amendments
- Section 1404 Enactment of Amendments
- Section 1405 Notification to County

### **ARTICLE 15---ZONING HEARING BOARD**

- Section 1501 Membership of Board
- Section 1502 Alternates to Zoning Hearing Board
- Section 1503 Removal of Members
- Section 1504 Organization of Board
- Section 1505 Expenditures for Services
- Section 1506 Hearings
- Section 1507 Mediation Option
- Section 1508 Jurisdiction of Zoning Hearing Board
- Section 1509 Variances
- Section 1510 Special Exceptions
- Section 1511 Parties Appellant before the Board
- Section 1512 Time Limitations
- Section 1513 Stay of Proceedings

### **ARTICLE 16— PLANNED RESIDENTIAL DEVELOPMENTS**

- Section 1601 Purpose
- Section 1602 Regulatory Authority
- Section 1603 Use Regulations

- Section 1604 Density Regulations
- Section 1605 Dimensional Regulations
- Section 1606 Development Regulations
- Section 1607 Location/Management of Common Open Space
- Section 1608 Phasing of Development
- Section 1608 Enforcement and Modification of Provisions of the Plan
- Section 1610 Application for Tentative Approval
- Section 1611 Public Hearings
- Section 1612 Findings
- Section 1613 Status of Plan After Tentative Approval
- Section 1614 Application fo Final Approval
- Section 1615 Jurisdiction and Legal Remedies

### **ARTICLE 17— APPEALS**

- Section 1701 Appeals to Court

Complete copies of the proposed Ordinance are available for public inspection without charge or a copy obtained for a charge not greater than the costs thereof at the Township Office located at 2234 Hudson Drive, Weatherly, Pennsylvania, the Carbon County Law Library, Carbon County Courthouse, Jim Thorpe, Pennsylvania and The Journal Herald, 211 Main Street, White Haven, Pennsylvania.

Robert T. Yurchak, Esquire  
PACKER TOWNSHIP SOLICITOR  
1 East Catawissa Street  
P.O. Box 127  
Nesquehoning, PA. 18240