**ARTICLE 1**

**TITLE, AUTHORITY, AND PURPOSE**

1. **SHORT TITLE**

This Ordinance shall be known and be cited as the "Piatt Township Zoning Ordinance of 2021."

1. **AUTHORITY**

Section 601 of the PA Municipalities Planning Code (P.L. 1329, Act 170, as reenacted December 21, 1988) provides that the Supervisors of Piatt Township may implement comprehensive plans or accomplish any of the purposes of the Planning Code by enacting a zoning ordinance

The Supervisors of Piatt Township, Lycoming County, PA, under the authority cited above, do hereby ordain that this Zoning Ordinance was enacted in order to promote and protect the health, safety, morals, and general welfare of the residents of the Township.

1. **GENERAL PURPOSES**

The zoning regulations and districts herein set forth were developed in accordance with an overall program for the Township, with consideration being given to the character of the area, the municipality's various parts, and the suitability of the various parts for particular uses and structures. As such, the regulations were designed to:

* 1. promote, protect and facilitate the public health, safety, morals, and the general welfare; coordinated and practical community development; and proper density of population; emergency management preparedness and operations, airports and national defense facilities; the provision of adequate light and air, access to incident solar energy, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements; as well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and flood plains;
	2. prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life, or property from fire, flood, panic or other dangers;
	3. preserve agriculture and farmland considering topography, soil type and classification, and present use;
	4. provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing;

* 1. accommodate reasonable overall community growth and provide opportunities for development of a variety of residential dwelling types and nonresidential uses; and
	2. facilitate appropriate development of the Township, protect the tax base, and encourage economy in public expenditures.
1. **COMMUNITY DEVELOPMENT OBJECTIVES**

This Ordinance provides a legal basis and framework for future development in Piatt Township. The following is a list of goals representing the Township's legislative findings with respect to land use; density of population; the need for housing, commerce and industry; the location and function of streets and other community facilities and utilities; the need for preserving agricultural land and protecting natural resources, and other factors which the Board believes relevant in guiding the future development of the municipality.

* 1. Development densities and locations should be controlled in order to prevent overcrowding of certain areas of the Township and to help maintain the character of the community's different segments. The peaceful, semi-rural and rural environments and scenic qualities of the Township should be preserved for future generations.
	2. Land use policies and regulations should encourage development to locate in the best-suited areas of the Township. Development should be required to respect the physical capabilities and limitations of the area and its environment.
	3. Township land use policies and regulations should respect current municipal residents and property owners and avoid creating economic hardship or inequities for them as development occurs.
	4. Environmental hazard areas (including steep slopes, wetlands, flood plains, poor soil areas, etc.) and fragile resource areas (including aquifer or ground water recharge areas) should be utilized only in ways which will not create nor increase problems for the Township, its residents, or surrounding municipalities.
	5. Agricultural activities within the Township should be encouraged to continue where possible. Prime farmland should be preserved for agricultural use and agricultural production should be recognized as a viable, necessary economic activity.
	6. Suitable, safe residential environments should be maintained and a variety of housing types and styles should be available for Township residents of all ages, family size, and income levels.
	7. Adequate, accessible public facilities, services, and utilities should be available for all Township residents at a reasonable cost.
	8. An adequate, safe transportation network should be provided and maintained throughout the Township. New developers should be required to provide all necessary

sewage, water, and utility services and roads and designed to maintain the integrity of existing street systems and minimize potential safety hazards for all users.

* 1. Commercial, industrial, institutional, and other non-residential uses and activities should be maintained, promoted and encouraged to locate in the Township as a means of providing local employment opportunities. These uses should however, be situated only in areas designated for such activities to avoid creating conflicts between non-compatible land uses.
	2. The Township and region's heritage should be understood, respected and protected by all Township policies and initiatives. Historically significant structures and sites should be identified and registered with State and National Historic Registers, if appropriate.
	3. Local and regional planning efforts and public sector expenditures should be coordinated to help maximize the effectiveness of such investments, to provide for orderly growth and development, and to foster pleasant, safe living environments throughout the area.
1. **DISCLAIMER OF MUNICIPAL LIABILITY**

This Ordinance is not intended to create nor assume liability on the part of Piatt Township or any officer or employee thereof for any fire, flood, or other damage that may result from reliance on this Ordinance or from any administrative decisions lawfully made thereunder. These regulations shall not guarantee a specific level of protection for any construction. The applicant shall in all cases rely on accepted engineering methods or building practices when designing or constructing structures approved pursuant to these regulations.