

TOWNSHIP OF ANTRIM, FRANKLIN COUNTY
COMMONWEALTH OF PENNSYLVANIA
ORDINANCE NO. 345 OF 2015

**AN ORDINANCE AMENDING THE ANTRIM TOWNSHIP ZONING CHAPTER
OF THE CODE OF THE TOWNSHIP OF ANTRIM**

WHEREAS, the Township of Antrim currently has zoning regulations as set forth in Chapter 150 of the Code of the Township of Antrim, Pennsylvania; and

WHEREAS, the Antrim Township Board of Supervisors desire to amend said Chapter 150 in order to promote the public health, safety and welfare of the residents of the Township; and

WHEREAS, the Antrim Township Board of Supervisors desire to amend said Chapter 150 in order to meet the needs of our community; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Antrim pursuant to the "Pennsylvania Municipalities Code" (53 P.S. § 10101 et seq.) as follows:

Section 1 – The Antrim Township Zoning Map referred to in Article III, §150-6 of the code of the Township of Antrim, Pennsylvania is hereby amended by changing the district boundaries for tax parcel number 01-0A23.-010.-000000, owned by Nelson Shank, with a street address of 1620 Buchanan Trail East, Greencastle PA 17225 from both Community Commercial (CC) and Agricultural (A) to the entire tract being Zoned CC.

Section 2 – Chapter 150-4. entitled "Definitions" shall be amended by deleting the existing definition for BASEMENT in its entirety and by adding two (2) definitions for "BASEMENT" as follows:

BASEMENT – 1. The floor of a building partly or entirely below ground level with a minimum height of six feet eight inches (6'-8"). 2. (definition only applies to the Flood Hazard regulations in Article X) – any area of the building having its floor below ground level on all sides.

Section 3 – Chapter 150-58. entitled "Yard and lot regulations." Shall be amended by adding sub section "T" entitled "Buffer Zone and Screening" as follows:

I. Buffer Zone and Screening.

1. Buffer Zones.

- a. A seventy-five (75) foot buffer zone shall be required when a property in the HC or I Zoning District abuts the R-1 or the R-2 Zoning District or when a residential use is in existence in the CC Zoning District and abuts the proposed development. Twenty-five (25) feet of the outer most edge of the district boundary or property line shall be screened with evergreen trees of sufficient height and density to screen from the view of adjoining properties, the structures and uses on the premises on which the screening is required to be located. The trees at time of

planting shall be of at least five (5) feet in height, staggering the tree plantings for optimal visual and audible diversion and tree health.

2. Screening.
 - a. Screening shall be provided along Route 11, Route 16, and Williamsport Pike for manufacturing, warehousing, outdoor storage facilities, mining, landfills, prisons, resource recovery, and other similar uses.
3. When any tree used for screening purposes begins to show signs of death, it shall be removed and replanted immediately to maintain screening.
4. The requirement in this Section may be waived or modified by the Board of Supervisors if the applicant demonstrates to the Board of Supervisors that the proposed use of the property, and structures to be built on the property, shall have no adverse effect on the adjacent properties and surrounding community. In making this determination the Board shall consider several factors, including, but not limited to, aesthetics, economic impact, noise, and lighting.

Section 4 – Chapter 150-62 entitled “Customary home occupations and No-impact Home-based Business” subsection 2 entitled “Evidence of use.” shall be amended by inserting the following sentence after the first sentence and before the last sentence: “Off site signage is to be permitted in accordance with § 150-64.”

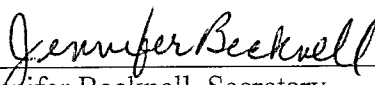
Section 5 – **Effective Date.** This Ordinance shall become effective in accordance with the law.

Section 6 – **Repealer.** All other Township ordinances or parts of other ordinances in conflict herewith, are hereby repealed.

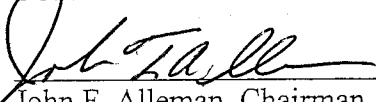
Section 7 - **Severability.** If any article, section, or provision of this Ordinance should be decided by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

ENACTED by the Board of Supervisors of the Township of Antrim at its regular meeting on the 10th day of November, 2015.

Attest:


Jennifer Becknell, Secretary

SUPERVISORS OF ANTRIM TOWNSHIP


John F. Alleman, Chairman
