

**OFFICIAL**  
**PETERS TOWNSHIP**  
**WASHINGTON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, PROVIDING FOR THE AMENDMENT OF THE ZONING ORDINANCE OF PETERS TOWNSHIP, AS CODIFIED IN PART 11, CHAPTER 440, PART 3; TERMS DEFINED AND CHAPTER 440, PART 4; ESTABLISHMENT OF DISTRICTS; DISTRICT REGULATIONS, PARTICULARLY PROVIDING FOR THE AMENDMENTS OF SECTION 440-404.1 FIGURE TC.4, DIMENSIONAL REQUIREMENTS IN TC MCMURRAY TOWN CENTER DISTRICT; SECTION 440-406.1 FIGURE CR.4 CONSERVATION RESIDENTIAL OVERLAY DISTRICT SITE DESIGN REQUIREMENTS; SECTION 440-406.2 FIGURE MR.3 SITE DESIGN REQUIREMENTS FOR MR MIXED RESIDENTIAL OVERLAY DISTRICT; AND §440-507 FIGURE 500.9 MINIMIM OFF-STREET PARKING AND LOADING REQUIREMENTS BY USE

**WHEREAS**, the Pennsylvania Municipalities Planning Code, Article VI – Zoning, Section 601; General Powers, grants municipalities the authority to enact, amend, and repeal Zoning Regulations to implement the adopted Comprehensive Plan and to accomplish the intent of the Zoning Ordinance; and

**WHEREAS**, Peters Township Council adopted Resolution No. 12-01-13 Plan Peters 2022 Comprehensive Plan to accomplish the coordinated growth and development of the Township and to guide the use of land and structures; and

**WHEREAS**, the Peters Township Planning Commission reviewed the proposed Zoning Ordinance amendment and determined the proposed amendment is consistent with the adopted Comprehensive Plan at their August 12, 2021, meeting; and

**WHEREAS**, the Peters Township Council held a Public Hearing on \*\*\*\*\*, and determined the proposed Zoning Ordinance amendments to be in compliance with the adopted Comprehensive Plan, and is in the best interest of Peters Township; and

**NOW THEREFORE**, it is hereby ordained and enacted by the Peters Township Council, County of Washington, Commonwealth of Pennsylvania, as follows:

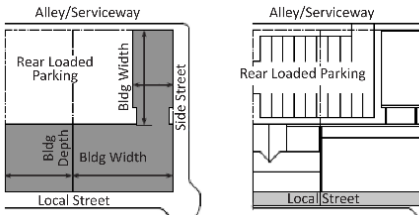
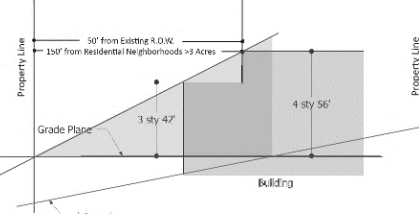
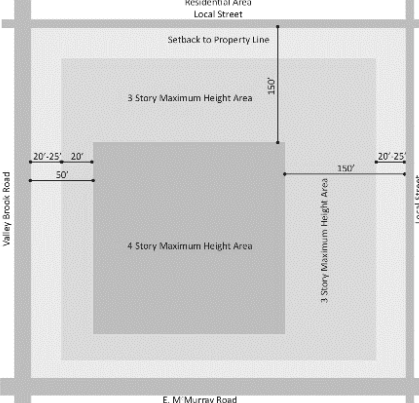
§440-301 - Terms Defined

**Height of Building**

A. The vertical distance measured from the average elevation of a proposed finished grade at the front of the building, and the opposite side of the same building, [the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line] to:

- (1) Flat roof: the highest point of the front facade or parapet wall; or
- (2) Gable, hip, and gambrel roofs: the mean line between eaves and ridge for; and/or
- (3) Other types of roof: the highest point.

§440-404.1 Figure TC.4 - Dimensional Requirements in TC McMurray Town Center District


	Dimension	Requirement
	Minimum Gross Lot	21,780 ft <sup>2</sup> /lot (0.5 acre)
	Maximum Dwelling Units/Acre	Not Limited
	Maximum Floor Area Ratio (FAR)	<del>1.85</del>
	Minimum Lot Frontage at Building Line	25' <ul style="list-style-type: none"> <li>▪ No Maximum</li> <li>▪ Combining lots permitted</li> </ul>
	Principal Building Setbacks	<p><b>Along E. McMurray Road and Valley Brook Road and Friar Lane:</b></p> <ul style="list-style-type: none"> <li>▪ <del>2520'</del> minimum/<del>3025'</del> maximum front setback (for purposes of courtyard, plaza, outdoor dining area, etc.)</li> <li>▪ Buildings/facades shall be articulated (variation shall be articulated (variation in setback, and/or façade elevation height is encouraged))</li> </ul>
		<p><b>Interior Local Streets</b></p> <ul style="list-style-type: none"> <li>▪ 0' – 5' Build to Sidewalk</li> <li>▪ Buildings/facades shall be articulated (variation in setback, and/or façade elevation height is encouraged)</li> </ul>
		<p><b>4-Story Building (Conditional Use)</b></p> <ul style="list-style-type: none"> <li>▪ <del>Only permitted on properties within the McMurray Town Center District (TC) that ≥ 3 acres</del> <ul style="list-style-type: none"> <li>▪ <del>4<sup>th</sup> Story: 150' from Property Line zoned LD</del></li> <li>▪ <del>4<sup>th</sup> Story: 75' from Property Line zoned MR Overlay</del> <ul style="list-style-type: none"> <li>▪ <del>4<sup>th</sup> Story: Stepped back 50' from property line, and 20' from 3<sup>rd</sup> story façade line fronting Valley Brook Road, E. McMurray Road and Friar Lane</del></li> </ul> </li> </ul> </li> </ul>
	Minimum Principal Building Setbacks (Side)	<ul style="list-style-type: none"> <li>▪ 0' if buildings share a common wall</li> <li>▪ 0' minimum to sidewalk/driveway</li> <li>▪ 5' maximum</li> </ul>
	Minimum Principal Building Setbacks (Rear)	<ul style="list-style-type: none"> <li>▪ 25' to Alleys/Rear Access Road /Property Line adjacent to LD Zoning District.</li> <li>▪ No parking in 25' setback area</li> <li>▪ Parking lot may begin at edge of Alleys/Rear Access Road R.O.W.</li> <li>▪ Temporary parking for loading/unloading may take place within 25' rear setback area</li> <li>▪ Vehicles shall not encroach on rear pedestrian access/entrance</li> </ul>
	Sidewalk	<ul style="list-style-type: none"> <li>▪ 6' minimum</li> <li>▪ 5' clear of all obstructions</li> </ul>

	<p><b>Building Height</b>  <i>(4 stories* permitted as a Conditional Use, and with different setback requirements – see 4 story setback requirements)</i></p>	<p>3 Stories maximum</p> <ul style="list-style-type: none"> <li>▪ 34 ft.: Flat Roof</li> <li>▪ 41 ft.: Pitched Roof [average ground height to average roof height]</li> </ul> <p><u>3rd Story: Stepped back 50' from property line, and 20' from 2nd<sup>rd</sup> story façade line fronting Valley Brook Road, E. McMurray Road and Friar Lane</u></p> <p>4 Stories maximum (conditional use)</p> <ul style="list-style-type: none"> <li>▪ 51 ft.: Flat Roof</li> <li>▪ 56 ft.: Pitched Roof [average ground height to average roof height]</li> </ul> <ul style="list-style-type: none"> <li>▪ Only permitted on properties within the McMurray Town Center District (TC) that ≥3 acres</li> <li>▪ 4<sup>th</sup> Story: 150' from Property Line zoned LD</li> <li>▪ 4<sup>th</sup> Story: 75' from Property Line zoned MR Overlay</li> </ul> <p><u>4<sup>th</sup> Story: Stepped back 50' from property line, and 20' from 3<sup>rd</sup> story façade line fronting Valley Brook Road, E. McMurray Road and Friar Lane</u></p>
	<p>Roof</p>	<ul style="list-style-type: none"> <li>▪ Flat roof or pitched roof permitted</li> <li>▪ Green roofs permitted and encouraged</li> <li>▪ Utilities: HVAC, elevator penthouse, etc. shall be screened</li> </ul>
	<p>Awnings</p>	<ul style="list-style-type: none"> <li>▪ 4' minimum depth</li> <li>▪ 8' minimum clearance height above sidewalk</li> <li>▪ 4' minimum distance from front edge to curb</li> </ul>
	<p>Canopies</p>	<p>Permitted above ground floor</p>
	<p>Maximum Impervious Surface</p>	<p>Determined by Stormwater Management (See Chapter 371.)</p>

§440-406.1 Figure CR.4 – Conservation Residential Overlay District Site Design Requirements

	Single-Family Detached	Single-Family Attached (Townhomes)	Single-Family Attached (Duplex)
<b>Overall Right-of-Way (back of sidewalk-back of sidewalk)</b>	Narrow: 40' - 45'; Medium: 46' – 54'; Wide: 55' – 61' <del>24</del> <sup>29</sup> ' cartway width (10'/lane) – including <del>2</del> <sup>4</sup> ' curbs on each side		
<b>Front Setback</b>	Not less than <del>25</del> <sup>15</sup> ', and not more than <del>30</del> <sup>25</sup> ' from R.O.W. to front façade/porch*		
<b>Minimum Side Yard Setbacks (to lot line)</b>	7.5' (15' if corner lot)	10' (15' if corner lot)	7.5' (15' if corner lot)
<b>Development Size</b>	All developments shall be ≥5 acres		
<b>Lot Size</b>	No minimum lot size		
<b>Lot Width</b>	<del>75</del> <sup>50</sup> ' min. lot width	24' max/unit	36' max/unit
<b>Dwelling Units/Structure (max)</b>	1	3 to 6	2
<b>Min. Rear Yard Setback (to Primary Structure)</b>	20'	20'	20'
<b>Min. Setback to Accessory Structure</b>	5' (rear) 7.5' (side)	5' (rear) 10' (side)	5' (rear) 7.5' (side)
<b>Lot Coverage (max. %)</b>	30%	50%	35%
<b>Placement of Accessory Structures (excluding garages)</b>	Shall be within the buildable area of the site Shall not be within 5' of primary structure Accessory structure side yard setback shall match that of primary structure Shall not be located in the front yard		
<b>Maximum Building Height</b>	37' Height/Build-Up line Shall be pitched roof		
<b>Sidewalk</b>	5' required, both sides of the street, barrier-free		
<b>Planting/Utility Strip</b>	3' minimum, planted		
<b>Lighting (in Planting/Utility Strip)</b>	Bollard or decorative street lamp, ≤ 12' in height LED lighting shall be used		
<b>Perimeter Buffer</b>	40' Perimeter Buffer required between development and collector, connector or arterial streets 25' Perimeter Buffer is required between the development and agricultural operations and non-residential uses Perimeter buffers may be counted as part of the Designated Open Space requirement		
<b>Porches</b>	Porches may establish the façade line of the structure Porches shall meet setback requirements Canvas, vinyl or other cloth materials shall not be used as roofing materials Front Porches shall not be enclosed		
<b>Utility Placement</b>	Shall not be placed under cartway or curbs		
The Front Building Setback can transition from 50' to 20' when a CR Overlay Development adjoins a conventional development.			

§440-406.2 Figure MR.3 – Site Design Requirements for MR Mixed Residential Overlay District

	Single-Family Detached	Single-Family Attached (Townhomes)	Two-Family Dwelling Units (Duplex)	Multi-Family
<b>Overall Right-of-Way (back of sidewalk-back of sidewalk)</b>	<ul style="list-style-type: none"> <li>Narrow: 40' - 45'; Medium: 46' – 54'; Wide: 55' – 61'</li> <li><del>20'-24'</del> cartway width (10'/lane) – including <del>1'-2'</del> curbs on each side</li> </ul>			
<b>Front Setback</b>	Not less than <del>25</del> 20', and not more than <del>30</del> 25' from R.O.W. to front façade/porch			
<b>Minimum Side Yard Setbacks (to lot line)</b>	7.5' (15' if corner lot)	10' (15' if corner lot)	7.5' (15' if corner lot)	10' (15' if corner lot)
<b>Lot Width/Unit</b>	<del>75</del> 50' min. lot width	<del>24</del> 'max/unit	<del>36</del> 'max/unit	n/a
<b>Dwelling Units/Structure (max)</b>	1			
<b>Min. Rear Yard Setback (to Primary Structure)</b>	20'			
<b>Min. Rear Yard Setback (to Accessory (Structure))</b>	5'			
<b>Lot Coverage (max. %)</b>	30%	50%	50%	50%
<b>Placement of Accessory Structures (excluding garages)</b>	<ul style="list-style-type: none"> <li>Shall be within the buildable area of the site</li> <li>Shall not be within 5' of primary structure</li> <li>Shall not be located in the front yard</li> <li>Shall meet side yard setbacks of the primary structure</li> </ul>			
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>45' Height/Build-Up line</li> <li>Shall be pitched roof</li> </ul>			
<b>Sidewalk</b>	5' required, both sides of the street, barrier-free			
<b>Planting/Utility Strip</b>	3' minimum, planted			
<b>Lighting (in Planting/Utility Strip)</b>	<ul style="list-style-type: none"> <li>Bollard or decorative street lamp, ≤ 12' in height</li> <li>LED lighting shall be used</li> <li>Lighting shall comply with Dark Sky Standards</li> <li>Lighting in parking lots/areas shall be &lt;20' in height</li> </ul>			
<b>Perimeter Open Space Buffer</b>	<ul style="list-style-type: none"> <li>40' Perimeter Buffer is required between development and collector, connector or arterial streets</li> <li>25' Perimeter Buffer is required between the development and agricultural operations and non-residential uses</li> <li>Perimeter may be counted as part of the Designated Open Space requirement</li> </ul>			
<b>Porches</b>	<ul style="list-style-type: none"> <li>Porches may establish the façade line of the structure</li> <li>Porches shall meet setback requirements</li> <li>Canvas, vinyl or other cloth materials shall not be used as roofing materials</li> <li>Front Porches shall not be enclosed</li> </ul>			
<b>Utilities</b>	Shall not be placed under cartway or curb			
<b>* Units shall be articulated to resemble, or be grouped as two (2) semi-attached buildings of 16 units.</b>				

§440-507 Figure 500.9 Minimum Off-Street Parking and Loading Requirements by Use

Use	Minimum Off-Street Parking Spaces	Minimum Loading Spaces
<b>Residential</b>		
Single-Family Detached	2 per dwelling unit	N/A
Single-Family Attached	2 per dwelling unit	
Multi-Family	1.5 per dwelling unit	
Flat (Mixed-Use)	2 per dwelling unit	
Group Living Facility: Type A	1/10 residents + 1/2 employees on peak shift + 1/10 residents (guest spaces)	
Group Living Facility: Type B	1/10 residents + 1/2 employees on peak shift + 1/10 residents (guest spaces)	
Mobile Home Park	1 per dwelling unit	
Transitional Facility	1/2 residents + 1/2 employees on peak shift	
In Conservation Residential (CR) and Mixed-Residential (MR) Developments	1 guest parking space per every 5 residential units. Shall be evenly distributed throughout the development and shall have no more than 5 contiguous spaces in a single parking area.	