

**ARTICLE 1 -- TITLE, PURPOSE, AUTHORITY****SECTION 1.0 TITLE AND PURPOSE AND AUTHORITY**

The following Ordinance shall be known as the Wyalusing Township Zoning Ordinance. This Zoning Ordinance has been enacted under the authority of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended), establishing regulations and restrictions for the location and use of lots, land, buildings, and other structures; the height, number of stories, and size of bulk of buildings and structures; and the density of population in Wyalusing Township, Bradford County, Pennsylvania; and to establish penalties for the violation of such regulations. This Ordinance is created for the following purposes:

- A. To promote and protect in all ways the public health, safety, and general welfare;
- B. To promote coordinated, practical and orderly physical development; proper density of population, emergency management preparedness and operations, airports, and national defense facilities;
- C. To promote the provision of adequate light and air; access incident to solar energy, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreation facilities, public grounds and other community and public facilities;
- D. To prevent overcrowding of land, blight, traffic congestions and hazards, loss of health, life or property from fire, flood, or other dangers;
- E. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and non-residential uses.

**SECTION 1.2 COMMUNITY DEVELOPMENT OBJECTIVES**

This Ordinance has been developed in accordance with the Wyalusing Township Comprehensive Plan. The following community development objectives are stated in accordance with the Wyalusing Township Comprehensive Plan:

- A. To provide the opportunity for safe, decent, sanitary housing and living conditions, with a variety of dwelling types encompassing all basic forms of housing , including single-family and two-family dwellings, mobile homes and mobile home parks, and a reasonable range of multi-family dwellings in various arrangements and locations, to accommodate all families and individuals.
- B. To recognize the constraints on development posed by the Township's physical environment, especially in terms of soils and slope.
- C. To encourage the development of non-residential uses, as well as, high density residential developments located on major transportation arterial for two purposes:
  - 1. To retain the overall rural character of the township.
  - 2. To minimize costs associated with new development imposed on taxpayers, such as public water and sewer facilities.
- D. To provide open space to meet future recreation and other community needs.