

## FALLS TOWNSHIP, WYOMING COUNTY, PENNSYLVANIA

AN ORDINANCE OF FALLS TOWNSHIP AMENDING AN ORDINANCE KNOWN AS "AN ORDINANCE PERMITTING, PROHIBITING, REGULATING, RESTRICTING, AND DETERMINING THE USES OF LAND, WATERCOURSES, AND OTHER BODIES OF WATER; THE SIZE, HEIGHT, BULK, LOCATION, ERECTION, CONSTRUCTION, REPAIR, MAINTENANCE, ALTERATION, RAZING, REMOVAL AND USE OF STRUCTURES; THE AREAS AND DIMENSIONS OF LAND AND BODIES OF WATER TO BE OCCUPIED BY USES AND STRUCTURES AS WELL AS COURTS, YARDS, AND OTHER OPEN SPACES AND DISTANCES TO BE LEFT UNOCCUPIED BY USES AND STRUCTURES; THE DENSITY OF POPULATION AND INTENSITY OF USE; CREATING ZONING DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF; AUTHORIZING THE APPOINTMENT OF A ZONING OFFICER; CREATING A ZONING HEARING BOARD; AND PROVIDING FOR THE ADMINISTRATION, AMENDMENT, AND ENFORCEMENT OF THE ORDINANCE, INCLUDING THE IMPOSITION OF PENALTIES," ADOPTED JUNE 29, 2004, TO AMEND ARTICLE III- DEFINITIONS BY REVISING THE DEFINITIONS OF "AGRICULTURAL PRODUCTS PROCESSING," "FORESTRY ENTERPRISES," AND "STORAGE YARDS FOR FOREST PRODUCTS AND MINERALS"; ADDING A DEFINITION OF "FIREWOOD PROCESSING"; AMENDING THE INDUSTRIAL DISTRICT -- SCHEDULE OF USES CONTAINED IN ARTICLE IV CONCERNING "SAWMILLS"; AMENDING THE TABLE OF USES CONTAINED IN ARTICLE IV, CONCERNING "MINERAL PROCESSING IN ASSOCIATION WITH MINERAL EXTRACTION," "SINGLE-FAMILY DETACHED DWELLINGS," AND "STORAGE YARDS FOR FOREST PRODUCTS AND STONE."

BE IT ORDAINED AND ENACTED by the Supervisors of Falls Township, Pennsylvania, that an Ordinance known as, "THE FALLS TOWNSHIP ZONING ORDINANCE" is amended as follows:

1. ARTICLE III, Section 303 is amended as follows:
  - a. Agriculture Products Processing: An industry that involves the processing of raw agricultural products; and transforming those products into a more refined, prepared or marketable state. Includes, but is not limited to, such uses as tanneries, dairies, firewood processing, and food canning and freezing operations.
  - b. Firewood Processing: Any facility or operation, other than sawmills, where trees or timber are refined into firewood for

commercial purposes.

- c. Forestry Enterprises: The management of forests and timberlands when practiced in accord with the accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any of the following: a land development, the operation of a sawmill, the operation of any other wood manufacturing business, or firewood processing.
  - d. Storage yards for forest products and minerals: An area, not on the same parcel where the products are initially harvested or gathered, to which trees, forest products, flag stone, landscaping stone, wall stone or other minerals are hauled and stored, and which does not involve: any land development, the operation of a sawmill, the operation of any other wood manufacturing business, the operation of any natural resources processing, or firewood processing.
2. ARTICLE IV, Industrial District -- Schedule of Uses is amended as follows: "Sawmills" is deleted as a Special Exception in the Industrial District. "Sawmills" remains as a Conditional Use in the Industrial District.
  3. ARTICLE IV, Commercial District -- Schedule of Uses is amended as follows:
    - (a) "Storage yards for forest products and stone" is deleted as a permitted use. "Storage yards for forest products and minerals" is added as a permitted use.
    - (b) "Single-family detached dwellings" is added as a Principal Permitted Use.
  4. ARTICLE IV, Table of Uses is amended as follows:
    - (a) "Mineral processing in association with mineral extraction" is not permitted in a Residential District and is a Conditional Use in Rural Agricultural District.
    - (b) "Single-family detached dwellings" is permitted in a Commercial District.

(c) "Storage yards for forest products and stone" is deleted as a permitted use in the Commercial District.

5. All Ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.
6. In all other respects the Falls Township Ordinance entitled, "AN ORDINANCE PERMITTING, PROHIBITING, REGULATING, RESTRICTING, AND DETERMINING THE USES OF LAND, WATERCOURSES, AND OTHER BODIES OF WATER; THE SIZE, HEIGHT, BULK, LOCATION, ERECTION, CONSTRUCTION, REPAIR, MAINTENANCE, ALTERATION, RAZING, REMOVAL AND USE OF STRUCTURES; THE AREAS AND DIMENSIONS OF LAND AND BODIES OF WATER TO BE OCCUPIED BY USES AND STRUCTURES AS WELL AS COURTS, YARDS, AND OTHER OPEN SPACES AND DISTANCES TO BE LEFT UNOCCUPIED BY USES AND STRUCTURES; THE DENSITY OF POPULATION AND INTENSITY OF USE; CREATING ZONING DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF; AUTHORIZING THE APPOINTMENT OF A ZONING OFFICER; CREATING A ZONING HEARING BOARD; AND PROVIDING FOR THE ADMINISTRATION, AMENDMENT, AND ENFORCEMENT OF THE ORDINANCE, INCLUDING THE IMPOSITION OF PENALTIES," and "AN ORDINANCE OF FALLS TOWNSHIP AMENDING AN ORDINANCE KNOWN AS "AN ORDINANCE PERMITTING, PROHIBITING, REGULATING, RESTRICTING, AND DETERMINING THE USES OF LAND, WATERCOURSES, AND OTHER BODIES OF WATER; THE SIZE, HEIGHT, BULK, LOCATION, ERECTION, CONSTRUCTION, REPAIR, MAINTENANCE, ALTERATION, RAZING, REMOVAL AND USE OF STRUCTURES; THE AREAS AND DIMENSIONS OF LAND AND BODIES OF WATER TO BE OCCUPIED BY USES AND STRUCTURES AS WELL AS COURTS, YARDS, AND OTHER OPEN SPACES AND DISTANCES TO BE LEFT UNOCCUPIED BY USES AND STRUCTURES; THE DENSITY OF POPULATION AND INTENSITY OF USE; CREATING ZONING DISTRICTS AND ESTABLISHING THE BOUNDARIES THEREOF; AUTHORIZING THE APPOINTMENT OF A ZONING OFFICER; CREATING A ZONING HEARING BOARD; AND PROVIDING FOR THE ADMINISTRATION,

AMENDMENT, AND ENFORCEMENT OF THE ORDINANCE, INCLUDING THE IMPOSITION OF PENALTIES," and an amendments adopted June 29, 2004, and March 24, 2008, are ratified and affirmed.

7. This Ordinance shall be and become effective immediately upon its adoption.

ORDAINED AND ENACTED into law this 25 day of January, 2010.

ATTEST:

Falls Township Supervisors:

Christine Shook  
Christine Shook,  
Township Secretary

Eugene Dziak  
Eugene Dziak

Robert Kenia  
Robert Kenia

Roy Lansiedel  
Roy Lansiedel