

**TUNKHANNOCK TOWNSHIP MONROE
COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE TOWNSHIP OF TUNKHANNOCK, MONROE COUNTY, PENNSYLVANIA, AMENDING THE TUNKHANNOCK TOWNSHIP ZONING ORDINANCE OF MAY 23, 2012 (ORDINANCE 2012-127) BY AMENDING THE FOLLOWING: THE HEIGHT REQUIREMENT SET FORTH ON SCHEDULE OF DEVELOPMENTS STANDARDS FOR C-2 GENERAL COMMERCIAL DISTRICTS

WHEREAS on May 23, 2012, the Tunkhannock Township Board of Supervisors enacted a Zoning Ordinance.

WHEREAS the Tunkhannock Township Board of Supervisors wishes to amend the height requirements for commercial structures as set forth in the Zoning Ordinance.

WHEREAS the Tunkhannock Township Board of Supervisors wishes specifically to amend the height requirements for C-2 General Commercial Districts as set forth on the Schedule of Development Standards for C-2 General Commercial Districts, as follows:

Schedule of Development Standards contained in the Appendix to the Zoning Ordinance as to C-2 General Commercial District is hereby amended and replaced with:

SCHEDULE OF DEVELOPMENT STANDARDS										
<ul style="list-style-type: none"> Other sections of this Ordinance include different standards for certain uses which shall in all cases apply in lieu of the corresponding basic standards in this Schedule. All other applicable standards in this Schedule shall apply. Larger lot sizes may be required to comply with required standard and to provide all required improvements such as parking, sewage disposal, and stormwater management. 										
USE	LOT			MINIMUM SETBACKS (feet)			MAXIMUM BUILDING HEIGHT		MAXIMUM COVERAGE (percent)	
	Required Minimum Area (acres)	Minimum Frontage (feet)	Maximum Depth to Width Ratio	Front	Rear	Each Side	Feet	Stories	Building	Lot
I INDUSTRIAL DISTRICT										
<ul style="list-style-type: none"> Allowed uses unless governed by other Ordinance provisions 	2	200	5:1	40	30	20	35	2.5	50	75
C-1 NEIGHBORHOOD COMMERCIAL DISTRICT										
<ul style="list-style-type: none"> Single-family dwellings not subject to §601 – Conservation Design Development Allowed uses unless governed by other 	2	200	5:1	40	30	30	35	2.5	40	60

Ordinance provisions										
• Two-family dwellings	Note 1	Note 2	5:1	40	30	20	35	2.5	30	50
• Multi-family dwellings	See §603.3									
C-2 GENERAL COMMERCIAL DISTRICT										
• Allowed uses unless governed by other Ordinance provisions	2	200	5:1	40	30	20	60	2.5	50	75
• Multi-family dwellings	See §603.3									
<p>Note 1: 2 acres for the first dwelling unit, 1 acre for the second dwelling unit, and 0.5 acre for each additional dwelling unit. Note 2: 200 feet for the first 2 dwelling units with an additional 100 feet for each dwelling unit in excess of 2 dwelling units.</p>										

ORDAINED AND ENACTED into an ordinance at a regular meeting of the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, this ____ day of _____, 2022.

ATTEST

**BOARD OF SUPERVISORS OF
TUNKHANNOCK TOWNSHIP**

Martina Kernan, Secretary

Fran DePiano, Chairperson

George Ewald, Vice-Chairperson

Steve Malaico, Supervisor

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