

**ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA**

ORDINANCE No. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE TO PERMIT
TOWNHOMES AS A CONDITIONAL USE IN THE ROUTE 228 OVERLAY
DISTRICT, SUBJECT TO SPECIFIC CONDITIONS.**

WHEREAS, the Adams Township Board of Supervisors recognizes the need to provide for diverse housing options while maintaining the character and safety of the Route 228 corridor; and

WHEREAS, the Board desires to permit townhome developments in the Route 228 Overlay District under certain conditions that protect public safety, preserve the commercial character of the corridor, and ensure appropriate land use transitions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Adams Township, Butler County, Pennsylvania, as follows:

SECTION 1: Amendment to Zoning Ordinance

The Adams Township Zoning Ordinance is hereby amended to add the following provision to the Route 228 Overlay District regulations:

SECTION 2: Conditional Use for Townhomes

1. Townhomes as a Conditional Use: Townhomes shall be permitted as a Conditional Use within the Route 228 Overlay District, subject to the conditions set forth herein.
2. Location Restrictions: No townhome structure or unit shall be constructed with any portion directly adjacent to the right-of-way of Route 228.
3. Buffering Requirements:
 - a) All townhome developments must be buffered from Route 228 by both:
 - i) An intervening Commercial Use permitted in the underlying Zoning District, and
 - ii) A parallel access road situated between the Commercial Use and the townhome development.
 - b) The configuration of the buffering Commercial Use and parallel access road must be shown on the development plan submitted for Conditional Use approval.

4. Density Limitation: The maximum permitted density for any townhome development within the Route 228 Overlay District shall be four (4) dwelling units per gross acre.
5. A 50 foot bufferyard F or G must be present to all surrounding residential uses to the proposed residential use.
6. Other Applicable Regulations: All townhome developments shall comply with all other applicable provisions of the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and any other applicable Township regulations.

SECTION 3: Repealer

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4: Severability

If any section, clause, provision, or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION 5: Effective Date

This Ordinance shall take effect immediately upon enactment.

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ORDAINED AND ENACTED this ____ day of _____, 20__, by the Board of Supervisors of Adams Township, Butler County, Pennsylvania.

ATTEST:

ADAMS TOWNSHIP SUPERVISORS:

Secretary

(SEAL)

Chairman

Vice-Chairman

Supervisor

Supervisor

Supervisor