

HOWE TOWNSHIP
PERRY COUNTY, PENNSYLVANIA

ORDINANCE NO.: 24-03

AN ORDINANCE OF HOWE TOWNSHIP, PERRY COUNTY, PENNSYLVANIA AMENDING THE FOLLOWING SECTIONS OF THE TOWNSHIP ZONING ORDINANCE: SECTION 202 BY MODIFYING THE DEFINITION OF “BUILDING, HEIGHT OF;” SECTION 1103.I.8 WITH REGARD TO THE BUILDING HEIGHT OF HOTELS/MOTELS; AND SECTION 903.A REGARDING PRINCIPAL BUILDING HEIGHT IN THE C – COMMERCIAL DISTRICT.

WHEREAS, the Board of Supervisors of Howe Township, Perry County, Pennsylvania, has the authority pursuant to Section 1506 of The Second Class Township Code, 53 P.S. § 66506, Section 601 of the Pennsylvania Municipalities Planning Code, 53 P. S. § 10601, and Article 16 of the “Howe Township Zoning Ordinance” to enact and amend the “Howe Township Zoning Ordinance” to advance the health, safety, and welfare of the citizens of Howe Township; and

WHEREAS, the Board of Supervisors of Howe Township, Perry County, Pennsylvania, has previously ordained and enacted an ordinance entitled, the Howe Township Zoning Ordinance; and

WHEREAS, the “Howe Township Zoning Ordinance” currently limits principal building height to not more than 30 feet in the C – Commercial District; and

WHEREAS, the Board of Supervisors of Howe Township, Perry County, Pennsylvania, believes that it is in the best interest of Howe Township residents and businesses to amend the Howe Township Zoning Ordinance to: (i) increase the principal building height limitation to not more than sixty (60) feet in the C – Commercial District; (ii) provide for rooftop equipment siting and screening requirements for such equipment exceeding a height of sixty (60) feet in the C – Commercial District; (iii) increase the building height limitation for hotels/motels to not more than sixty (60) feet in height; and (iv) amend the definition of “Building, Height of.”

WHEREAS, the Howe Township Planning Commission reviewed this proposed Ordinance at a public meeting that was duly advertised and conducted on January 22, 2024, in accordance with law; and

WHEREAS, a public hearing of the Board of Supervisors of Howe Township was duly advertised and conducted on February 15, 2024, in accordance with law in order to hear public comment on this proposed Ordinance; and

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Howe Township, Perry County, Pennsylvania, and it is hereby enacted and ordained by and through the authority of the same, as follows:

SECTION 1. The definition of “Building, Height of” set forth in Section 202 of the Howe Township Zoning Ordinance is hereby amended by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough interlineations of language as follows:

“BUILDING, HEIGHT OF: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs (top of structural parapet wall at roof edge if one exists or is proposed, but not including the height of any screening erected on the roof and set back from the roof edge to screen mechanical or other equipment placed on the surface of the roof), to the deck line of mansard roofs and to the mean height between eaves and ridges for gable, hip and gambrel roofs.”

SECTION 2. Section 1103.I.8 of the Howe Township Zoning Ordinance is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough interlineations of language as follows:

“8. Maximum building height shall not exceed ~~forty (40)~~ sixty (60) feet.”

SECTION 3. Section 903.A of the Howe Township Zoning Ordinance is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough interlineations of language as follows:

The height of a principal building shall not exceed ~~thirty (30)~~ sixty (60) feet, unless otherwise provided for in Article 11. Any mechanical appurtenances permitted to extend above sixty (60) feet shall be located on the roof, or otherwise provided with an architectural treatment (e.g., screen or wall) that is at least six (6) inches taller than the height of such equipment, so that such equipment is not visible as viewed from ground level along any adjoining lot line.

SECTION 4. All ordinances or parts of ordinances previously adopted by Howe Township that conflict with or that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 5. All other portions of the “Howe Township Zoning Ordinance” shall remain unchanged hereby.

SECTION 6. This Ordinance shall become effective as provided by law.

ENACTED AND ORDAINED by the Board of Supervisors of Howe Township, Perry County, Pennsylvania, at a meeting duly convened, this 15th day of February, 2024.

ATTEST:

HOWE TOWNSHIP

Nancy Cangioiti
Secretary

By: David M. Brewer
Chairman

By: Cheryl W. Brewer
Vice-Chairman

By: Steve J. Jiles
Member