

ORDINANCE NO. 2010-3

AN ORDINANCE OF EAST BETHLEHEM TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA AMENDING THE EAST BETHLEHEM TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR STORAGE STRUCTURES IN ALL ZONED DISTRICTS AND PROVIDING SETBACKS AND OTHER PROVISIONS RELATED TO THE SAME.

WHEREAS, the East Bethlehem Township Board of Commissioners have determined that it is in the best interest of the citizens, residents and property owners of East Bethlehem Township to Amend the East Bethlehem Township Zoning Ordinance provide for storage structures in all Zoned Districts and providing setbacks and other provisions related to the same; and

NOW THEREFORE, the East Bethlehem Township Board of Commissioners in lawful session meeting, hereby ordain and enact as follows:

SECTION 1. The provisions of the East Bethlehem Township Zoning Ordinance shall remain in full force and effect except as expressly amended hereinafter as set forth.

SECTION 2. The East Bethlehem Township Zoning Ordinance is hereby Amended to permit storage structures in all Zoned Districts.

SECTION 3. Storage structures (garden/yard and sheds) shall be accessory to a single family dwelling and will have a total floor area of less than two hundred (200) square feet. They shall not be located in any front yard and shall be located at least five (5) feet from the side and rear property lines, and shall not be located less than ten (10) feet from a side or real property lines that adjoins a maintained public roadway. Storage structures shall not be located within five (5) feet of any other structure. Storage structures shall not exceed 12 feet in height.

SECTION 4. Storage structures and all detached garages, carports shall not be located in the required front yard and shall meet all requirements for distances and sizes as specified in dimensional requirements at the end of each zoning district chapter.

SECTION 5. The provisions of the East Bethlehem Township Zoning Ordinance including tables, grids or layouts where applicable shall be amended and are hereby amended to reflect the aforesaid lot dimensions and setback requirements.

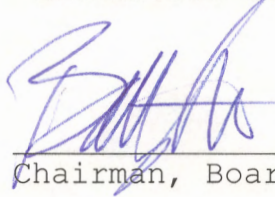
SECTION 6. That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this Ordinance. The Commissioner hereby declare that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

DULY ENACTED AND ORDAINED on this 8th day of December, 2010 by the Board of Commissioners of East Bethlehem Township, Washington County, Pennsylvania, in lawful session duly meeting to be effective immediately unless otherwise provided by law.

ATTEST:

TOWNSHIP OF EAST BETHLEHEM  
WASHINGTON COUNTY, PENNSYLVANIA

Maryann Kubacki



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Chairman, Board of Commissioners