

## **ARTICLE I – GENERAL PROVISIONS**

### **1.01 Title**

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; the location and size of signs; creating zoning districts, and establishing the boundaries thereof; creating the office of Zoning Officer; creating a zoning hearing board; and providing for the administration, amendment and enforcement of the ordinance, including the imposition of penalties.

### **1.02 Short Title**

This Ordinance shall be known and may be cited as “The Zoning Ordinance of Colerain Township, 2011”.

### **1.03 Purpose**

The intent and purpose set forth in Sections 105 and 604 of the Pennsylvania Municipalities Planning Code, as now amended or as subsequently amended, are hereby adopted as the intent and purpose of this Ordinance, and to comply with federal and state floodplain management requirements.

### **1.04 Interpretation**

When interpreting this Ordinance, all provisions shall be held to be the minimum requirements for the promotion of health, safety, morals and general welfare. Any permitted use within a zoning district shall conform to all pertinent regulations of this Ordinance. Any non-conforming use shall comply as set forth herein. This Ordinance is not intended to interfere with, abrogate, annul, supersede or cancel any easements, covenants, restrictions or reservations contained in deeds or other agreements, but if this Ordinance imposes more stringent restrictions upon the use of land or the location or use of structures than are contained in any deeds, agreements or other ordinances of the Township of Colerain, the provisions of this Ordinance shall control.

### **1.05 Application**

The provisions, regulations, limitations and restrictions of this Ordinance shall apply to all structures, and land within the Township of Colerain, Lancaster County, Pennsylvania. However, this Ordinance shall not require any change in plans or construction, previously finally approved by the Township, if

construction is completed in strict compliance with the approval and any former applicable zoning or other provisions.

**1.06 Repealer**

All ordinances or parts of ordinances in conflict with this Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Zoning Ordinance full force and effect.

**1.07 Validity and Severance**

If any article, section, sub-section, provision, regulation, limitation, restrictions, sentence, clause, phrase or word in this Zoning Ordinance is declared for any reason to be illegal, unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect or impair the validity of this Zoning Ordinance as a whole, or any other article, section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Zoning Ordinance. The Township Supervisors hereby declare that they would have adopted this Zoning Ordinance and each article, section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase and word thereof, irrespective of the fact that any one or more of the articles, sections, sub-sections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases or words may be declared illegal, unconstitutional or invalid.

**1.08 Effective Date**

This Zoning Ordinance shall become effective five (5) days after its adoption by the Board of Supervisors of Colerain Township, County of Lancaster Commonwealth of Pennsylvania.