

**PUBLIC NOTICE -**  
**MEETING TO DISCUSS AND RECOMMEND NEW ZONING ORDINANCE – MAY 26, 2022**

NOTICE IS GIVEN that the Planning Commission of the Township of Lewis, County of Northumberland, Commonwealth of Pennsylvania (the “Planning Commission”), will, as part of its regularly scheduled meeting on Thursday, May 26, at 7:00 o’clock p.m., receive public comment on a proposed new zoning ordinance and map for the Township of Lewis. The meeting will occur at the Township Building at 1428 Rovendale Drive, Watsontown, Pennsylvania.

After receiving such public comment, the Planning Commission may take action to recommend that the zoning ordinance and map move forward to the Township’s Supervisors for consideration.

The table of contents of the proposed new zoning ordinance, as present for public comment at the May 26<sup>th</sup> meeting, is as follows:

**LEWIS TOWNSHIP ZONING ORDINANCE**

**TABLE OF CONTENTS**

	Page
ARTICLE I – Short Title, Purpose and Community Development Objectives	
Section 100. Short Title	I-1
101. Authority	I-1
102. Purposes	I-1
ARTICLE II – Definitions	
Section 200. General Interpretation	II-1
201. Definitions	II-1
ARTICLE III – General	
Section 300. Designation of Districts	III-1
301. Agricultural (A)	III-2
302. Commercial (C)	III-5
303. Industrial (I)	III-8
304. Residential (R)	III-10
305. Rural Residential (RR)	III-12
306. Village Center (VC)	
ARTICLE IV – Use Regulations	
Section 400. Requirement of specific standards.	IV-1
401. Accessory Apartment	IV-1
402. Adult-oriented facility.	IV-1
403. Adult or child day-care center or nursery school.	IV-2
404. Age-Restricted Planned Residential Developments.	IV-2
405. Agribusiness Operations.	IV-6
406. Agricultural worker family housing.	IV-6
407. Airport and/or land strip.	IV-7
408. Animal hospital or veterinary clinic.	IV-7
409. Animal Husbandry.	IV-7
410. Automobile, Bus, Boat, Motorcycle, Snowmobile, Trailer, Manufactured Home, Truck, Farm and Excavation Machinery, and Heavy Equipment Sales and Service Facilities.	IV-8
411. Bed-and-breakfast inn.	IV-8
412. Campground.	IV-9
413. Car Washes.	IV-10
414. Cemetery.	IV-10
415. Club room, club grounds, meeting hall.	IV-11

416. Cluster housing development.	IV-11
417. Commercial Camps and Resorts.	IV-12
418. Commercial Conversions.	IV-13
419. Commercial greenhouse and nursery	IV-13
420. Commercial Livestock Operations.	IV-13
421. Commercial Parking Lot	IV-14
422. Commercial Recreation/Amusement Facilities.	IV-14
423. Communication towers and communication antennas with associated communication equipment buildings	IV-15
424. Community Center.	IV-17
425. Convalescent home or nursing home.	IV-18
426. Continuing care retirement community (CCRC).	IV-18
427. Dry Cleaners, Laundries and Laundromats.	IV-19
428. Farm Equipment Sales and Services.	IV-20
429. Generator/Electric Generating Building.	IV-21
430. Golf Courses.	IV-21
431. Health and Fitness Clubs.	IV-23
432. Heliport.	IV-23
433. Home Improvement and Building Supply Stores.	IV-23
434. Home occupation.	IV-23
435. Hospitals and Related Uses.	IV-24
436. Hotels, Motels and Similar Lodging Facilities.	IV-26
437. Industrial / Business Park	IV-27
438. Industrial Uses.	IV-28
439. Junkyard; automobile dismantling plant.	IV-29
440. Kennel.	IV-29
441. Lawn and Garden Equipment and Supplies Sales and Service.	IV-29
442. Mineral Recovery Operations, Quarries and Other Extractive-Related Uses.	IV-30
443. Mini-storage facility.	IV-32
444. Mobile home park.	IV-32
445. Multifamily dwelling(s).	IV-34
446. Multi-Family Residential Conversion.	IV-35
447. No-Impact Home-Based Business	IV-35
448. Nonconformity, expansion of.	IV-35
449. Outdoor commercial recreational establishment.	IV-36
450. Outdoor trap, skeet rifle, pistol or archery range	IV-37
451. Park or other open space area of a nonprofit nature.	IV-38
452. Permanent agricultural roadside stands	IV-38
453. Personal service business or professional or business office.	IV-38
454. Places of Worship.	IV-39
455. Planned golf community.	IV-39
456. Principal Waste Handling Facilities.	IV-40
457. Processing of farm products and warehousing, sale or service of equipment, feed or supplies in the Agricultural Zone.	IV-42
458. Public buildings.	IV-43
459. Public utility buildings and/or service structure.	IV-43
460. Recycling collection center.	IV-43
461. Rehab Facilities.	IV-44
462. Research laboratory.	IV-44
463. Resort lodge.	IV-44
464. Restaurants.	IV-45
465. Restaurant, drive-through and/or fast-food.	IV-46
466. Retail Sales, Rental or Both.	IV-46
467. Riding schools and horse boarding stables.	IV-47
468. Rural Occupations.	IV-47
469. Sale of Agricultural Products Not Produced on the Premises.	IV-48
470. Sanitary Landfill or Incinerator.	IV-49
471. Sawmills.	IV-49
472. Schools.	IV-49
473. Service station or convenience store dispensing fuel.	IV-50

474. Shopping center or mall.	IV-50
475. Tavern.	IV-52
476. Truck or motor freight terminal.	IV-53
477. Two-Family Dwelling Unit Structures.	IV-53
478. Vehicle rental, sales, service and/or repair facility.	IV-53
479. Warehousing and Wholesale Trade Establishments.	IV-54
480. Wind Energy Conversion Systems (Non-Public).	IV-55
ARTICLE V – Nonconformities	
Section 500. Purpose	V-1
501. Register of Nonconformities	V-1
502. Abandonment of Nonconforming Uses or Structures	V-1
503. Alteration and Reconstruction of Nonconforming Uses and Structures	V-1
504. Extensions or Enlargements of Nonconforming Uses and Structures	V-1
505. Change of Location or Use	V-2
506. Accessory Uses	V-2
507. Nonconforming Lots	V-2
508. Grandfathering Provisions	V-3
ARTICLE VI – Supplementary Regulations	
Section 600. Purpose	VI-1
601. Accessory Structures	VI-1
602. Lot Standards	VI-1
603. Building and Structure Requirements	VI-2
604. Screens and Buffers	VI-4
605. Illumination	VI-4
606. Access Drives and Driveways	VI-4
607. Drainage	VI-5
608. Floodplain Regulations	VI-5
609. Environmental Performance Standards	VI-5
610. Open Space and Common Open Space	VI-5
611. Ownership and Maintenance of Common Open Space	VI-5
612. Solar Energy Systems	VI-7
ARTICLE VII – Off-Street Parking and Loading	
Section 700. Purpose	VII-1
701. Minimum Size of Parking Spaces	VII-1
702. Schedule of Required Parking Spaces	VII-1
703. Reduction of Parking Requirements	VII-4
704. Joint Parking Facilities	VII-5
705. Design Standards of the Parking Facilities	VII-5
706. Drainage of the Parking Facilities	VII-6
707. Lighting of the Parking Facilities	VII-7
708. Off-Street Loading	VII-7
ARTICLE VIII – Sign Regulations	
Section 800. General Regulations for All Signs	VIII-1
801. Permitted Permanent Signs	VIII-2
802. Permitted Temporary Signs	VIII-2
803. Permit Requirements	VIII-3
ARTICLE IX – Zoning Hearing Board	
Section 900. Establishment.	IX-1
901. Membership	IX-1
902. Organization and Rules	IX-2
903. Powers	IX-2
904. Expenditure for Zoning Hearing Board Solicitor and Other Services	IX-3
905. Fees	IX-3
906. Mediation Option	IX-4

ARTICLE X – Administration and Enforcement	
Section 1000. Zoning Administrator	X-1
1001. Powers and Duties of the Administrator	X-1
1002. Permits	X-2
1003. Violations	X-3
1004. Enforcement Notice	X-3
1005. Causes of Action	X-4
1006. Enforcement Remedies	X-4
1007. Fees	X-5
 ARTICLE XI – Conditional Uses	
Section 1100. Application and General Provisions	XI-1
1101. Procedures	XI-1
 ARTICLE XII – Amendments	
Section 1200. Text Amendment or Map Amendment Procedures	XII-1
1201. Text Amendment	XII-1
1202. Map Amendment	XII-1
1203. Procedure for Text and/or Map Amendment	XII-2
 ARTICLE XIII – Legal Status	
Section 1300. Interpretation and Conflict	XIII-1
1301. Validity	XIII-1
1302. Repealed	XIII-1
1303. Effective Date	XIII-1
1304. Enactment	XIII-1

The full text of the Ordinance, along with the proposed new zoning map, is available for public inspection at the Township Building at 1428 Rovendale Drive, Watsontown, Pennsylvania, Monday through Friday between 8:00 o'clock A.M. and 3:00 o'clock P.M.

Persons with disabilities may request auxiliary aids and services by calling Lucinda Bomberger, Township Secretary, at (570) 649-5371.

BY ORDER OF THE PLANNING COMMISSION OF LEWIS TOWNSHIP,  
NORTHUMBERLAND COUNTY, PENNSYLVANIA.