

ORDINANCE NO. 2024 - 1

AN ORDINANCE OF MONROE TOWNSHIP, SNYDER COUNTY, PENNSYLVANIA, AMENDING MONROE TOWNSHIP ZONING ORDINANCE, ARTICLE 2, *ZONE REGULATIONS*, SECTIONS 202, A - *AGRICULTURAL ZONE*, SUBSECTION 202.2, *USE REGULATIONS*, SECTION 203, A-P - *AGRICULTURAL PRESERVATION ZONE*, SUBSECTION 203.2, *USE REGULATIONS*, SECTION 204, R-1 - *LOW DENSITY RESIDENTIAL ZONE*, SUBSECTION 204.2, *USE REGULATIONS*, SECTION 205, R-2 - *MEDIUM DENSITY ZONE*, SUBSECTION 205.2, *USE REGULATIONS*, SECTION 206, R-3 - *HIGH DENSITY RESIDENTIAL ZONE*, SUBSECTION 206.2, *USE REGULATIONS*, ALLOWING CONVERSION APARTMENTS IN THOSE ZONES AS A USE BY RIGHT AND AMENDING ARTICLE 3, *SUPPLEMENTAL REGULATIONS*, SECTION 316, *VACANT TO INCLUDE CONVERSION APARTMENT REGULATIONS*

The Monroe Township Board of Supervisors enacts and ordains as follows:

SECTION 1. Authority. This Ordinance is adopted in conformance with and pursuant to authority granted by Sections 10601, 10603, 10604, and 10609 of the Pennsylvania Municipalities Planning Code as set forth in Title 53 of Purdon's Pennsylvania Statutes Annotated, as amended.

SECTION 2. Purpose. It is the purpose and intent of the Board of Supervisors by the enactment of this Ordinance to add the Conversion Apartment use as a use by right within the A - Agricultural Zone, A-P - Agricultural Preservation Zone, R-1 - Low Density Residential Zone, R-2 - Medium Density Residential Zone, and R-3 - High Density Residential Zone, and to establish specific criteria under section 316 of the Supplemental Regulations for the issuance of a zoning permit for a conversion apartment, which criteria are substantially the same criteria which currently exist for conversion apartments which are approved special exceptions and thereby to promote the general welfare of the public and to facilitate the orderly commercial development of the Township.

SECTION 3. Amendment of Existing Zoning Ordinance - Article 2. The Monroe Township Zoning Ordinance, Article 2, *Zone Regulations*, Section 202, A - *Agricultural Zone*, Subsection 202.2, *Use Regulations*, Subparagraph entitled Uses by Right shall henceforth read:

Use by Right - The following principal uses are permitted by right in the Agricultural Zone:

Agriculture
Agribusiness

Conversion Apartments
Cultivation of Crops
Dwelling, Single-Family Detached
Group Home
House of Worship
No-Impact Home Based Business
Nursery
Principal Solar Energy Systems (PSES)
Principal Wind Energy Facilities
Public Parks and Recreation Areas
Public Uses and Buildings
Sale of Agricultural Products (See Section 325)
Timber Harvesting

The rest and remainder of Subsection 202.2 shall remain unchanged except Conversion Apartments shall no longer be listed under Uses by Special Exception, and except as provided above and is hereby reaffirmed and ratified.

SECTION 4. Amendment of Existing Zoning Ordinance – Article 2.
The Monroe Township Zoning Ordinance, Article 2, *Zone Regulations*, Section 203, *A-P - Agricultural Preservation Zone*, Subsection 203.2, *Use Regulations*, Subparagraph entitled Uses by Right shall henceforth read:

Use by Rights - The following principal uses are permitted by right in the A-P District:

Agriculture
Conversion Apartments
Cultivation of Crops
Dwelling, Single-Family Detached
Group Home
No-Impact Home Based Business
Nursery
Principal Solar Energy Systems (PSES)
Principal Wind Energy Facilities
Public Parks and Recreation Areas
Public Uses and Buildings
Sale of Agricultural Products (See Section 325)
Timber Harvesting

The rest and remainder of Subsection 203.2 shall remain unchanged except Conversion Apartments shall no longer be listed under Uses by Special Exception, and except as provided above and is hereby reaffirmed and ratified.

SECTION 5. Amendment of Existing Zoning Ordinance – Article 2.

The Monroe Township Zoning Ordinance, Article 2, *Zone Regulations*, Section 204, *R-1 – Low Density Residential Zone*, Subsection 204.2, *Use Regulations*, Subparagraph entitled Uses by Right shall henceforth read:

Use by Rights - The following principal uses are permitted by right in the R-1 Zone:

Conversion Apartments
Dwelling, Single Family Detached
Dwelling, Two Family (Duplex)
Farmette
Group Home
No-Impact Home Based Business
Public Parks and Recreation Areas
Public Uses and Buildings
Timber Harvesting

The rest and remainder of Subsection 204.2 shall remain unchanged except as provided above and is hereby reaffirmed and ratified.

SECTION 6. Amendment of Existing Zoning Ordinance – Article 2.

The Monroe Township Zoning Ordinance, Article 2, *Zone Regulations*, Section 205, *R-2 – Medium Density Residential Zone*, Subsection 205.2, *Use Regulations*, Subparagraph entitled Uses by Right shall henceforth read:

Uses by Right - The following principal uses are permitted by right in the R-2 District:

Conversion Apartments
Dwelling, Single Family Detached
Dwelling, Two Family (Duplex)
Farmette
Group Home
No-Impact Home Based Business
Public Parks and Recreation Areas
Public Uses and Buildings
Timber Harvesting

The rest and remainder of Subsection 205.2 shall remain unchanged except as provided above and is hereby reaffirmed and ratified.

SECTION 7. Amendment of Existing Zoning Ordinance – Article 2.

The Monroe Township Zoning Ordinance, Article 2, *Zone Regulations*, Section 206,

R-3 – High Density Residential Zone, Subsection 206.2, Use Regulations,
Subparagraph entitled Uses by Right shall henceforth read:

Uses by Right - The following principal uses are permitted by right in the R-3 Zone:

Conversion Apartments
Dwelling, Multi-Family
Dwelling, Townhouse
No-Impact Home Based Business
Public Parks and Recreation Areas
Public Uses and Buildings
Timber Harvesting

The rest and remainder of Subsection 206.2 shall remain unchanged except as provided above and is hereby reaffirmed and ratified.

SECTION 8. Amendment of Existing Zoning Ordinance – Article 3.
The Monroe Township Zoning Ordinance, Article 3, *Supplemental Regulations*, Section 316, shall henceforth read:

Section 316 Conversion Apartments

Prior to issues of a zoning permit for a conversion apartment, the applicant for a zoning permit must show the zoning officer that the following criteria are satisfied:

1. The apartment will be a complete and separate housekeeping unit that shall be isolated from the residence.
2. Only one (1) apartment will be created within a single-family detached dwelling unit.
3. The owner(s) of the residence in which the accessory apartment is created shall occupy at least one (1) of the dwelling units on the premises, except for bona fide temporary absences. The owner shall provide a signed affidavit to verify that the owner occupies the property. If ownership changes, the new owner shall sign and submit an affidavit to the Township within 30 days of when they become the owner.
4. The accessory apartment shall be designed so that, to the degree feasible, the appearance of the building remains that of a single-family detached dwelling.
5. The accessory apartment shall be no more than thirty percent (30%) of the residence.

6. The accessory apartment shall be minimum of four hundred (400) square feet of floor area shall be required.
7. At least three (3) off-street parking spaces must be available for use by the owner-occupant and tenant.

The rest and remainder of Article 3 shall remain unchanged except as provided above and is hereby reaffirmed and ratified.

SECTION 9. Amendment of Existing Zoning Ordinance – Article 6.

The Monroe Township Zoning Ordinance, Article 6, *Standards for Special Exception Uses*, Section 601, shall henceforth read:

When Conversion Apartments may be created in, or added to, a single-family detached dwelling as a special exception use, the applicant must prove to the Zoning Hearing Board that they can comply with all requirements of Article 3, Section 316 for Conversion Apartments.

The rest and remainder of Article 6 shall remain unchanged except as provided above and is hereby reaffirmed and ratified.

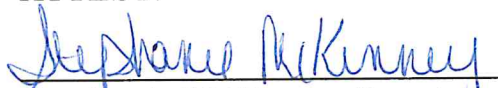
SECTION 10. Repeal Of Previous Ordinance. All ordinances or parts of ordinances insofar as they are inconsistent herewith are hereby repealed.

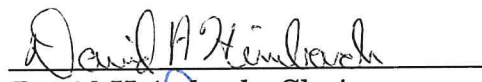
SECTION 11. Affirmation. This Ordinance to amend the above Sections of Article 2, Article 3 and Article 6 of the Monroe Township Zoning Ordinance shall affect only those specific Sections amended herein. The remainder of Articles 2, 3 and 6 are hereby affirmed and shall remain in full force and effect.

SECTION 12. Effective Date. This Ordinance shall become effective immediately upon enactment.

ORDAINED AND ENACTED at a duly assembled public meeting by the Board of Supervisors of Monroe Township, this 2nd day of January 2024.

ATTEST:


Stephanie McKinney, Secretary

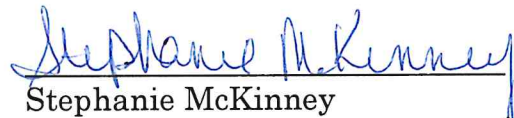

David Heimbach, Chairman


Steve Paige


Ryan Mack

CERTIFICATION

I, Stephanie McKinney, Secretary of the Board of Supervisors of the Township of Monroe, Snyder County, Pennsylvania, hereby attest and certify that the foregoing is a true and correct copy of Monroe Township Ordinance No. 2024 - 1 which was duly enacted at the regular meeting of the Board of Supervisors of Monroe Township on the 2nd day of January 2024.


Stephanie McKinney
Secretary

(Monroe Township Seal)