

## **CHAPTER 27**

### **Article 1**

#### **PURPOSE AND JURISDICTION**

##### **Section 101. PURPOSE.**

The fundamental purpose of this ordinance is to promote the public safety, health, morals, convenience and general welfare; to encourage the most appropriate use of land throughout the Township; to conserve and stabilize the value of property, to prevent overcrowding of land and buildings; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate open spaces for light and air; to facilitate adequate provision of streets and highways, water, treatment of sewerage, drainage and other public facilities; to conserve life, property and natural resources; and to conserve the expenditure of funds earmarked for public improvement.

##### **Section 102. COMMUNITY DEVELOPMENT OBJECTIVES.**

This Ordinance is designed to provide a legal basis and framework for implementing development goals and objectives for East Pennsboro Township established by the Township Commissioners. The Township's overall goal is to ensure consistent and coordinated management of growth and existing development in order to accomplish the following community wide objectives which will: (1) create an environmentally healthy community by protecting, conserving and preserving sensitive natural resources; (2) preserve community cultural features and resources; (3) focus various forms of residential and non-residential growth and development in the most appropriate areas in order to minimize land use conflicts and protect property values and investments; (4) accommodate housing needs for all segments of the population; (5) promote the efficient provision of public facilities and services; (6) provide for a safe and convenient transportation system; (7) encourage commercial development to help maintain the vitality of the local economy; (8) provide for recreational opportunities; and (9) conserve energy.

##### **Section 103. GRANT OF POWER.**

Section 601 of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) authorizes the East Pennsboro Township Commissioners to implement comprehensive plans or accomplish any of the purposes of Act 247 by enacting a zoning ordinance.

##### **Section 104. APPLICABILITY.**

This ordinance provides that, within East Pennsboro Township, in the County of Cumberland, of the Commonwealth of Pennsylvania, no land, body of water, or structure shall hereafter be used or occupied and no structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations and procedures herein specified for the district in which such land, body of water or structure is located.

##### **Section 105. COUNTY AUTHORITY.**

The Cumberland County Planning Commission is empowered by the Pennsylvania Municipalities Planning Code (Act 247, as amended), to submit its recommendations on the proposed adoption, amendment or repeal of any municipal zoning ordinance or part thereof. Proposed ordinances shall be submitted to the Cumberland County Planning Commission at least thirty (30) days prior to submission to the Township Commissioners.