

# Milford Township Zoning Ordinance

BE IT HEREBY ORDAINED AND ENACTED by the Board of Township Supervisors of the Township of Milford, Pike County, by authority of and pursuant to the provisions of Act No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known and cited as the "Pennsylvania Municipalities Planning Code," and any amendments and supplements thereto, as follows:

## ARTICLE I - GENERAL PROVISIONS

### 100 Repealer

This Zoning Ordinance, as adopted herein and as may be duly amended by the Township Board of Supervisors, shall repeal and replace in total the Milford Township Zoning Ordinance of July 7, 1986, as amended.

### 101 Title and Short Title

This Zoning Ordinance is 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; creating zoning districts and establishing the boundaries thereof; establishing 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. This Ordinance shall be known and may be cited as the "'Milford Township Zoning Ordinance.'

### 102 Purpose

This Ordinance is enacted for the following purposes:

- 102.1 To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare; coordinated and practical community development; density of population; civil defense and disaster evacuation, airports, and national defense facilities; the provisions of adequate light and air; police protection; vehicle parking and loading space; transportation; natural resources, agricultural land and uses; reliable, safe and adequate water supplies; sewerage, schools, public grounds and other public requirements and other purposes set forth in the Pennsylvania Municipalities Planning Code.
- 102.2 To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. This Ordinance is adopted in accordance with an overall land use control program and with consideration for the character of the municipality, its various parts and the suitability of the various parts for particular uses and structures.

### 103 Community Development Objectives

The Community Development Objectives of this Ordinance shall be identical to goals and objectives for Milford Township as expressed in the Milford Township Comprehensive Plan, as adopted by the Milford Township Board of Supervisors.

This Ordinance is also intended:

- 103.1 To provide the opportunity for safe, decent, sanitary housing and living environments, with the maximum range of choice in type and location for all families and individuals.
- 103.2 To recognize the constraints of the Township's physical environment by appropriate regulation of steep slopes and flood plain development.
- 103.3 To maintain large areas of the Township as permanent open space to meet future recreation and water supply and other community needs.
- 103.4 To recognize portions of the Township as the natural expansion area for Milford Borough.

## Milford Township Zoning Ordinance

103.5 To provide opportunities for the growth of commerce and the expansion of Milford Township's economic and tax base.

104 Interpretation

In interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, morals, and the general welfare of the Township and its citizens.