

ARTICLE 1.
GENERAL PROVISIONS

1.01 Title

This ordinance shall be known, and may be cited as, the Southampton Township Zoning Ordinance.

1.02 Effective Date

Having been enacted into law by the Board of Supervisors of Southampton Township on December 10, 2007, this ordinance shall take effect immediately.

1.03 Interpretation

In interpreting and applying the provisions of this Zoning Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety and general welfare of the Township and its residents. It is not intended by the Zoning Ordinance to interfere with, abrogate or annul any duly adopted code or ordinance of the Township, or any regulations, rules or permits previously adopted or issued thereunder, or the rules and regulations of any agency or body of the State of Pennsylvania or the Federal government which may have jurisdiction in a matter; nor is it the intent of this Zoning Ordinance to interfere with, abrogate or annul any easements, covenants, building restrictions or other agreements between parties; provided, however, that where this Zoning Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of the building, or requires larger open spaces than are imposed or required by such ordinance, rules, regulations or permits, or by easements, covenants, building restrictions or agreements, the provisions of this Zoning Ordinance shall control.

1.04 Validity

If any article, section, subsection, or provision in this Zoning Ordinance is declared to be illegal, unconstitutional or invalid, by any Court, such decision shall not affect or impair the validity of the Zoning Ordinance as a whole or any other article, section, subsection, or provision, or remaining portion of the Zoning Ordinance. The Board of Supervisors of Southampton Township, Cumberland County, Pennsylvania hereby declares that it would have adopted the Zoning Ordinance and each article, section, subsection, and provision thereof, irrespective of the fact that any one or more of the articles, sections, subsections, or provisions, may be declared illegal, unconstitutional or invalid.

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parts of ordinances in conflict with this Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Zoning Ordinance full force and effect.

1.06 Purpose

The purpose of this Zoning Ordinance is implementation of the Township Comprehensive Plan and the promotion of the health, safety and general welfare of the present and future inhabitants of the Township by:

- A.** Giving effect to policies and proposals of the Township Comprehensive Plan;
- B.** Dividing the unincorporated area of the Township into districts according to the use of land and buildings, the intensity of such use including bulk and height, and surrounding open space;
- C.** Controlling and regulating the growth of the Township, concentrating development in areas where adequate utilities, roads and services can be provided, and limiting development in areas where these facilities are not or should not be provided;
- D.** Regulating and restricting the location and use of buildings, structures and land for trade, industry, residences and other uses;
- E.** Providing standards for all types of dwelling units so that all the people may have access to decent, sound and sanitary housing;
- F.** Securing safety from fire, panic, flood and other dangers;
- G.** Providing adequate privacy, light and air;
- H.** Protecting the tax base by facilitating cost-effective development within the Township;
- I.** Conserving the values of property throughout the Township;
- J.** Protecting landowners from adverse impacts of adjoining developments.

Each purpose listed above serves to balance the interests of the general public to the Township and those of individual property owners.

1.07 Community Development Objectives

Community Development Objectives are based upon an analysis of existing conditions in the Township and region, and an assessment of the desires of its residents. The objectives listed below are consistent with the Amended Comprehensive Plan of Southampton Township, adopted August 13, 2007. The Board of Supervisors will undertake to provide for the health, safety and general welfare of Township residents by maintaining a planning effort that:

- A.** Helps preserve important natural resources, such as air, land and water. This includes the perpetuation of current agricultural land uses and the preservation of prime agricultural lands as well as woodland areas.
- B.** Seeks to provide for the preservation of open space and wooded areas, and for recreational facilities sufficient to serve the needs of Township residents living in the more developed areas.
- C.** Encourages developers to set aside open space within their developments, and works to discourage development encroachment on existing open space and wooded areas.
- D.** Fosters growth of industrial land uses in appropriate areas of the Township, which are, or can be, served with utilities, and which can meet other industrial qualifications such as access to good transportation facilities, and adequate land area, and which are protected from encroachment by residential or other uses.
- E.** Concentrates commercial activity in clustered highway service areas and in community or neighborhood commercial centers, avoiding sprawl.
- F.** Encourages future residential development to locate near existing development areas and utility lines, in an effort to decrease the cost of providing services and to create identifiable and meaningful communities.
- G.** Considers the need for varying types of housing units, properly located in appropriate densities, carefully regulated so as to harmonize with existing residential development.
- H.** Seeks to improve the movement of people and goods within and through the Township, and encourage development of types and densities appropriate for a roadway's classification, construction and present function.