

**ORDINANCE NO. 27-1**

AN ORDINANCE OF THE BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, ADOPTING AMENDMENTS TO THE CURRENT ZONING ORDINANCE, CHAPTER 27 OF THE CODE BOOK OF ORDINANCES AT ARTICLE XI, PLANNED RESIDENTIAL DEVELOPMENT.

The amendments make the following changes:

- Section 1103.A.(1) Maximum gross density (as defined) - 2.6 dwelling units per acre.
- (2) Maximum percentage of multi-family dwelling units - sixty (60) percent of total number of dwellings.
- Section 1104.1.A. Minimum tract size: 10 acres  
(Delete "lot" to avoid confusion with the lots within the PRD)
- B. (Add this line item) As a requirement of the Planned Residential Development, PRD, public sewage and water facilities must be available and capable of being extended to the development site. The developer shall connect the PRD to such facilities. In the absence of public sewage facilities, the developer shall provide within a PRD a sanitary sewage system acceptable to the Borough of Connoquenessing and which shall be subject to the standards, rules and regulations of the Department of Environmental Resources of the Commonwealth of Pennsylvania.
- Section 1104.2.A. Minimum Lot Area:  
Single-family Residential  
No lot for a single-family dwelling shall contain less than twelve thousand five hundred (12,500) square feet. The total number of lots which contain between twelve thousand five hundred (12,500) square feet and seventeen thousand (17,000) square feet shall be not greater than forty (40%) percent of the total number of single-family lots in the proposed development.  
  
Required lot areas:  
Minimum lot size: 12,500 sq. ft.  
Lots between 12,500 sq. ft. - 17,000 sq. ft.: Maximum 40% of total lots  
Lots greater than 17,000 sq. ft.: Minimum 60% of total lots.
- B. Multi-family Residential - (2 or more dwelling units) - no minimum lot area

Section 1104.6. Maximum height of buildings - measured between the average finish grade elevation and ½ way between eave and ridge shall be 33' or three stories.

Section 1104.7. (Delete this line item. The minimum lot sizes are outlined in Section 1104.2.A&B Minimum lot area for Single-family Residential and Multi-family Residential).

If any section, subsection, sentence, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

DULY ENACTED AND ORDAINED this 1st day of June, 2004.

Connoquenessing Borough

By: \_\_\_\_\_ Lloyd L. Leslie \_\_\_\_\_  
President

\_\_\_\_\_ Vaughn L. Bicehouse \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jill Weakland, Secretary