

# *article I*

## *Preamble*

---

### ***SECTION 100 PURPOSE***

This ordinance is enacted to promote the health, safety, and general welfare of the inhabitants of the Borough of Spring City, in accordance with the Comprehensive Plan, by lessening congestion on the roads and streets; securing safety from fire, ice, and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewerage, schools, housing, parks and other public requirements; conserving the value of buildings, and encouraging the most appropriate use of land.

### ***SECTION 101 SHORT TITLE***

This Ordinance shall be known and may be cited as the Spring City Borough Zoning Ordinance, as amended in 1993.

### ***SECTION 102 COMMUNITY DEVELOPMENT OBJECTIVES***

The Borough of Spring City has established the following community development objectives with which to implement the Spring City Borough Comprehensive Plan of 1992 and the purposes established in Section 100, Purpose:

- A. Conserve the small town and historic amenities that make Spring City a desirable place to live.
- B. Ensure that new development is compatible in scale, bulk, location, and density with existing land uses in the Borough.
- C. Preserve and protect natural resources and open space in the Borough through appropriate land use standards.
- D. Encourage the expansion of the municipal employment base and shopping opportunities in a manner that will not detract from the small town character of the community.
- E. Encourage the continued provision of good municipal facilities and government.
- F. Promote a safe and efficient automobile and pedestrian circulation pattern.
- G. Improve the system of active and passive open space in the Borough.
- H. Promote adequate, safe, and sound housing for present and future residents of the Borough.
- I. Guide future development in the Borough in an orderly fashion in accordance with the Comprehensive Plan for Spring City Borough.

### ***SECTION 103 ESTABLISHMENT OF CONTROLS***

The Pennsylvania Municipalities Planning Code, Act 247, as amended, grants local municipalities the power to enact, amend and repeal zoning ordinances. Spring City Borough has enacted this ordinance in accordance with the provisions of Act 247, establishing the following controls:

**A. Uniform Regulations**

The regulations established by this Ordinance within each district shall apply uniformly to each class or type of structure or land.

**B. New Uses and Structures**

In all districts, following the effective date of this Ordinance, no new building or other structure or part thereof on any tract of land shall be constructed, developed, used, or occupied unless in accordance with the regulations specified for each district.

**C. Existing Uses and Structures**

In all districts, following the effective date of this Ordinance, any lawfully existing use or structure, or extensions to existing uses or structures which predate the ordinance, and which do not conform to the regulations of that District shall be lawfully nonconforming, and this Ordinance will not require any change to any such building, structure or use but will require any lawful nonconforming use to be subject to the provisions of Article XVI, Nonconforming Uses, Structures, and Lots.

### ***SECTION 104 INTERPRETATION***

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience, and general welfare of the Borough. The provisions of any statute, other ordinances or regulation which imposes greater restrictions than this Ordinance shall be controlling. Conversely, where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinances or regulations, the provisions of this Ordinance shall be controlling.

### ***SECTION 105 SEVERABILITY***

In the event that any section or provision of this Ordinance is declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any remaining part thereof.

### ***SECTION 106 REPEALER***

All ordinances and enactments which are inconsistent with the provisions of this Ordinance are hereby repealed.