

SUPERVISORS OF FAIRVIEW TOWNSHIP
7471 McCray Road ~ Fairview, PA 16415

Workshop Meeting ~ February 11, 2015 ~ 1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:10 P.M. on February 11, 2015 by Chairman Mark Gennuso. Present were: Supervisor Ralph Heidler and Pete Kraus; Zoning Officer James Cardman, Assistant Zoning Officer Amanda Bair and Secretary Judy Schroeck.

The following items were discussed regarding the proposed changes to the 2015 Zoning Ordinance:

1. Section 400 A. changed to: For the purpose of this Ordinance, those words not specifically defined shall have a common meaning as expressed in Webster's New World Dictionary and The Latest Illustrated Book of Development Definitions (New Expanded Edition 2007) on file in the office of the Zoning Officer, certain terms and words used herein shall be interpreted or defined as follows:
2. Changed to read: BED AND BREAKFAST INN: An owner-occupied single-family dwelling that contains not more than five guest bedrooms in which short-term lodging not exceeding seven consecutive days or nights is provided. A breakfast meal for lodgers may be provided. This use shall not include group residence facilities.
3. Added Bed and Breakfast in the R-2 Suburban district to read: Bed and Breakfast Inn shall be permitted as a Special Exception by the Zoning Hearing Board with the following restrictions:
 - a. The minimum lot size shall be (3) three acres.
 - b. The principle structure must maintain a minimum of one-hundred (100) foot setback to the nearest parcel boundary.
 - c. Must meet the definition of the term set forth in Section 401, article 4.
 - d. Must meet all the requirements of the Pennsylvania Construction Code.
 - e. Minimum one parking space per guest room, plus two spaces for the single family dwelling and one space for each employee
 - f. Permanent signs shall not be permitted.
 - g. The parcel must have a safe and adequate vehicular entrance and exit.
 - h. Must obtain an annual occupancy permit.
 - i. A breakfast meal shall only be provided to Inn guests and residents.
4. Allowed for signs for Bed and Breakfast up to 12 square feet in the A-1, A-2, and B-1 districts and no size limit in the B-2 district.

The meeting was adjourned at 2:00 PM

Respectfully Submitted,

Judy Schroeck
Planning/Zoning Secretary