

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

Workshop Meeting ~ April 15, 2015 ~ 1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:18P.M. on April 15, 2015 by Chairman Mark Gennuso. Present were: Supervisors Ralph Heidler and Pete Kraus; Zoning Officer James Cardman, Assistant Zoning Officer Amanda Bair; Secretary Judy Schroeck.

The following items were discussed regarding the draft of the 2015 Zoning Ordinance:

- Section 201 changed by Paul Burroughs to read:

**Section 201                      ZONING STANDARDS**

1.        This Ordinance is inclusive zoning in that no use may be operated in a district unless it is specifically included as a use by right for that district and each parcel shall be limited to one principal or permitted use per lot.

2.        The Downtown Village overlay area where a residence may be placed in a B-1 or B-2 commercial structure, shall also be determined as one principal or permitted use.

3.        Uses Not Specifically Regulated. If a use clearly is not permitted by right, conditional use or as a special exception use by this Ordinance within any Zoning District, the use is prohibited, except that the Zoning Hearing Board may permit such use as a special exception use if the applicant specifically proves to the clear satisfaction of the Zoning Hearing Board that all of the following conditions would be met:

- a.        Proposed use would be less intensive in external impacts and nuisances than uses that are permitted in the Zoning District.
- b.        Proposed use would be closely similar in impact and character to uses permitted in that zoning district.
- c.        Use would meet the standards that would apply for a Special Exception use.
- d.        Use is not specifically prohibited in that Zoning District.

- Bed and Breakfasts:

- leave serving breakfast only but remove to residents
- no signs in the R-2 Residential district

➤ Off street parking regulations – go to 125 square feet

➤ Chickens allowed in the R-2 Residential district:  
-with no Zoning Hearing Board appeal required.  
-minimum 1 acre  
- 3 chickens per acre, no more than 12 chickens

➤ Section 820 Use of Right of Ways changed to read:

Driveway drainage pipes, boulevard with trees or shrubs, subdivision association signs, may be permitted, when location, size and species are approved by the Board of Supervisors.

Meeting adjourned at 2:11 PM.

Judy Schroeck  
Planning/Zoning Secretary