

1980 ZONING ORDINANCE,  
TOWNSHIP OF BLOSS, COUNTY OF TIOGA,  
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 16

WHEREAS, all matters and things required to be done by the laws of the Commonwealth of Pennsylvania in order that the Township Supervisors of Bloss Township, County of Tioga, may avail themselves of the powers conferred by said laws have been done and complied with,

NOW THEREFORE, the Board of Supervisors, Township of Bloss, County of Tioga, pursuant to the authority conferred on them by the Act of Assembly of 1968, Act 247 and amendments thereto hereby ordains and enacts as follows:

ARTICLE I

SHORT TITLE--PURPOSE--OBJECTIVES

100 Short Title

This Ordinance shall be known as "The Bloss Township Zoning Ordinance of 1980."

101 Purpose

The regulations of this "Zoning Ordinance" are made in accordance with an adopted Comprehensive Land Use Plan and designed to:

- A. Promote, protect and facilitate the public health, safety, morals, general welfare, practical community development, proper density of population, the provision of adequate light and air, police protection, parking and loading space, transportation, water, sewage and other public requirements.
- B. Prevent overcrowding of land, blight, danger and congestion in travel, loss of health, life or property from fire, flood or other dangers.

102 Objectives

This Ordinance is adopted to implement the Bloss Township Comprehensive Plan and upon enactment of this Ordinance, the township shall be guided in decisions

related to the goals and objectives presented in the Comprehensive Plan.

## ARTICLE II

### INTERPRETATIONS--DEFINITIONS

#### 200 Interpretations

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the Ordinance.

Words used in the present tense include the future tense.

Words used in the singular shall include the plural; words used in the plural shall include the singular.

The words "shall" and "will" are always mandatory.

The word "may" is permissive.

The words "person," "owner," or "developer" includes a profit or nonprofit corporation, company, partnership, association or individual.

The words "used" or "occupied" as applied to any land or building include the words "intended," "arranged," "designed," "constructed," "altered," "converted," "rented," or "leased."

The word "building" includes "structure" and any part thereof.

The word "lot" includes the words "plot" or "parcel."

The word "includes" or "including" shall not limit the term to the specified example, but is intended to extend its meaning to all other instances of like kind and character.

Throughout this Ordinance "district" and "zone" are used interchangeably.

#### 201 Definitions

Unless otherwise expressly stated, for the purposes of this Ordinance, the following words, terms and phrases shall have the meaning herein indicated:

Accessory Building - A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental to that of the main or principal building.

Accessory Use - A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.

Act 247 - Shall mean the Pennsylvania Municipalities Planning Code, Act 247 as amended by Act 93 and future amendments.

Area, Building - The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, patios, terraces, and steps.

Area, Lot - The area of a horizontal plane bounded by the front, rear, and side lines of a lot.

Building - Any structure used for the shelter, housing or enclosure of persons, animals or property. The word "building" includes structure and shall be construed as if followed by the phrase, "or part thereof."

Building Coverage - That percentage of the plot of land area covered by the principal and accessory buildings (including covered porches, carports, and breezeways, but excluding open patios and porches, terraces and steps).

Building, Frontline of - The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps or patios.

Building Height - The vertical distance measured from the main level of the ground surrounding the building to a point midway between the highest and lowest point of the roof, but not including chimneys, spires, towers, tanks, and similar projections.

Conditional Use - A use which may be suitable in certain locations only when specific conditions are present.

Dwelling - A building or portion thereof designed or used as the living quarters for one or more persons. The term dwelling shall not be deemed to include automobile court, rooming house, tourist home, hotel, hospital nursing home, dormitory, fraternity or sorority house, or other student residence as defined herein.

- a. Dwelling, Single-Family Detached - A dwelling unit accommodating a single-family and having two (2) side yards, including a mobile home.
- b. Dwelling, Single-Family Semi-Detached - Two (2) dwelling units accommodating two (2) families which

are attached side by side through the use of a party wall, and having one (1) side yard adjacent to each dwelling unit.

- c. Dwelling, Two-Family Detached - Two (2) dwelling units accommodating two (2) families entirely separated by vertical walls or horizontal floors, and having two (2) side yards.
- d. Dwelling, Two-Family Semi-Detached - Four (4) dwelling units accommodating four (4) families, two (2) units which are attached side by side to the other two (2) units through the use of a party wall, and having one (1) side yard adjacent to each first story unit.
- e. Dwelling, Multiple - Three (3) or more dwelling units accommodating three (3) or more families living independently of each other.

Dwelling Unit - One or more rooms, including complete kitchen (or kitchenette) and sanitary facilities in a structure or portion thereof, designed as a unit for occupancy by not more than one family for living and sleeping purposes.

Enforcement Officer - That person designated by the legislative bodies of the municipalities to carry out the administration and enforcement of this Ordinance.

Essential Service Installations - The construction, erection, alteration, or maintenance by public utilities or municipal or other governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution system, telephone transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, traffic signals, hydrants and similar equipment, and accessories in connection therewith, but not including buildings, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or agencies or for the public health or safety or general welfare.

Family - One (1) or more persons who live together in one (1) dwelling unit and maintain a common household. May consist of a single person or of two (2) or more persons, whether or not related by blood, marriage or adoption. May also include domestic servants and gratuitous guests.

Farm - Any parcel of land containing ten (10) or more acres, which is used for gain in the raising of agricultural products, livestock, poultry and dairy products.



It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of fur-bearing animals, riding academies, livery or boarding stables and dog kennels.

Garage, Private - An enclosed or covered space for the storage of one (1) or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one (1) car is leased to a nonresident of the premises.

Gas Station - Any premises used for supplying gasoline, oil, minor accessories and service for automobiles at retail direct to the motorist consumer, including the making of minor repairs, but not including major repairs, such as spray painting; body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engine requiring removal therefrom of cylinder head or crankcase pan; repairs of radiator requiring removal thereof; complete recapping or retreading of tires.

Home Occupation - Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein, providing that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling, and no goods are publicly displayed on the premises other than signs as provided herein; including, but not limited to the following occupations: the professional practice of medicine, dentistry, architecture, law and engineering; artists, beauticians, barbers and veterinarians, excluding stables or kennels; and does not permit the employment of more than two (2) persons not living on the premises.

Hunting Camp - A seasonal dwelling unit including mobile homes and travel trailers but not to include stripped down vehicles.

Junk - Any worn, cast-off or discarded article or material which is ready for destruction or which has been collected or stored for sale, resale, salvage or conversion to some other use. Any such article or material which, unaltered, not needed to be disassembled or unfastened from, or unchanged and without further reconditioning can be used for its original purpose as readily as when new shall not be considered junk.

Junkyard - The use of any lot for the storage, keeping or abandonment of junk, including but not limited to

waste paper, rags, metal, building materials, house furnishings, machinery, vehicles or parts thereof, with or without the dismantling, processing, salvage, sale or other use or disposition of the same. A "Junkyard" shall include an automobile graveyard or motor vehicle graveyard.

Lot - Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this Ordinance, having not less than the minimum area and width required by this Ordinance, and having its principal frontage on a road or on such other means of access as may be determined in accordance with the provisions of the law to be adequate as a condition of the issuance of a zoning permit for a building on such land.

- a. Lot Area - The area of a horizontal plane bounded by the front, rear, and side lines.
- b. Lot Depth - The mean horizontal distance between the front lot line and the rear lot line.
- c. Lot, Interior - A lot other than a corner lot.
- d. Lot Lines - The property lines bounding the lot.
  1. Lot Line, Front - The line separating the lot from a street.
  2. Lot Line, Rear - The lot line opposite and most distant from the front lot line.
  3. Lot Line, Side - Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line.
- e. Lot Width - The mean horizontal distance between the side lot lines, measured parallel to the front lot line.

Lot, Nonconforming - Any lot which does not conform with the minimum width, depth and area dimensions specified in this Ordinance for the district in which said lot is located.

Mobile Home - A transportable, single-family dwelling, which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for residential purposes, and constructed with the same, or similar, electrical, plumbing and sanitary facilities as immobile housing, but excluding prefabricated homes or sections thereof and also excluding travel trailers as defined herein.

Mobile Home Court or Park - A parcel of land which has been planned for the placement of two (2) or more mobile homes.

Principal Permitted Use - Any use of land or building which is specifically permitted within a specific zoning district under the provision of this Ordinance.

Principal Use - The major or dominant use of a lot or structure.

Public Hearing - A meeting open to the general public held pursuant to proper "public notice."

Public Notice - Notice published at least once each week for two successive weeks in a newspaper of general circulation in the municipalities. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty (30) days or less than fourteen (14) days from the date of the hearing.

Public Right-Of-Way - Land reserved for use as a street, alley, interior walk or for other public purposes.

Public Uses, Appropriate - Includes public and semi-public uses of a welfare and educational nature, such as hospitals, nursing homes, schools, parks, churches, cemeteries, civic centers, historical restorations, fire stations, municipal buildings, essential public utilities that require enclosure within a building; airports, fraternal clubs and homes; and nonprofit recreational facilities.

Road - A public way which affords principal means of access to abutting properties.

Sanitary Landfill - A lot or parcel or part thereof used primarily for the disposal of garbage, refuse and other discarded materials including, but not limited to, solid and liquid waste materials resulting from industrial, commercial, agricultural and residential activities. The operation of a sanitary landfill normally consists of (a) depositing the discarded material in a planned controlled manner, (b) compacting the discarded material in thin layers to reduce its volume, (c) covering the discarded material with a layer of earth, and (d) compacting the earth cover.

Sawmills or Planning Mills - Mills intended for the primary processing of timber or saw logs into lumber and shall exclude any secondary processing of the lumber thus produced.



Travel Trailer - Any vehicle or structure designed and constructed in such manner as will permit temporary occupancy thereof as sleeping quarters for one or more persons or the conduct of any business or profession, device) and so designed for use as a selling or advertising wheels and used as a conveyance on highways, roads and streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon station-ary rails or tracks.

Travel Trailer Park - Any park, trailer park, trailer court, court, camp, site, lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any travel trailer and upon which any travel trailer are parked and shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the travel trailer park and its facilities or not. "Travel Trailer Park" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for the purposes of inspection and sale.

Use - The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

Use, Mixed - The occupancy of a building or of a lot for more than one (1) use, such as: both a business and a residential use; both an industrial and a residential use, etc.

Use, Nonconforming - Any use of a lot or building which does not conform to the uses specified in this Ordinance for the district in which said use is located.

Variance - The permission granted by the Zoning Hearing Board, following a public hearing that has been properly advertised as required by this Ordinance, for an adjustment to some regulation which if strictly adhered to would result in an unnecessary hardship, and where the permission granted would not be contrary to the public interest, and would maintain the spirit and original intent of the Ordinance.

Yard - An open space which is unoccupied and unobstructed from the ground upward on the same lot with a building or structure.

a. Yard, Front - A minimum required open space on the same lot with the principal building, extending the



full width of the lot and situated between the street right-of-way line and the front line of the building projected to the side lines of the lot. The depth line of the building shall be measured between the front line of the building and the street right-of-way line. Covered porches whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.

- b. Yard, Rear - A minimum required open space between a principal building and the rear lot line extending the full width of the lot.
- c. Yard, Side - A minimum required open space between a principal building and a side lot line, extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

Zoning Hearing Board - The Zoning Hearing Board of Bloom Township as duly constituted by and established pursuant to this Ordinance.

Zoning Officer - The individual authorized by the Bloom Township Board of Supervisors to be the administrator of the daily application and enforcement of the provisions of this Zoning Ordinance.

Zoning Permit - A statement signed by the Zoning Officer indicating that the application for permission to construct or use is approved and in accordance with the requirements of this Ordinance.

## 202 Interpretation of Regulations

The interpretation of the regulations of this Ordinance is intended to be such that whenever these requirements are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, as particularly refer to area and bulk regulations and impose higher standards, the most restrictive requirement shall govern.

## ARTICLE III

### ZONING DISTRICTS

#### 300 Establishment of Districts

The Township of Bloss as indicated on the Zoning Map is hereby divided into the following zoning districts:

|                     |               |
|---------------------|---------------|
| Residential         | "R" District  |
| Commercial          | "C" District  |
| Industrial          | "I" District  |
| Agricultural        | "A" District  |
| Public              | "P" District  |
| Open Space          | "O" District  |
| Wetland             | "W" District  |
| Protected Watershed | "PW" District |

#### 301 Zoning Map

The boundaries of the districts are established as shown on the map entitled "Bloss Township Zoning Map" and called the Zoning Map in this Ordinance. The Zoning Map, including all explanatory material on it, is made a part of this Ordinance.

The Township Secretary shall certify the Zoning Map as a part of this Ordinance and keep it on file in his/her office.

Any changes in district boundaries or other matter shown on the Zoning Map shall be promptly made on the map, with a signed statement substantially as follows:

On the \_\_\_\_ day of \_\_\_\_, 19 \_\_, by action of the Township Supervisors, the following change was made on this map:  
(Brief description of change)

ATTEST:

\_\_\_\_\_  
Chairman  
Bloss Township Supervisors

\_\_\_\_\_  
Township Secretary

#### 302 Interpretation of District Boundaries

If there is uncertainty of the exact boundaries of districts as shown on the Zoning Map, the following rules shall apply:

- A. Boundaries shown as approximately following the center lines of streets or highways shall be construed to follow such center lines;
- B. Boundaries shown as approximately following the plotted lot lines shall be construed to follow such lot lines;

- C. Boundaries shown as following shore lines of rivers, streams, lakes and reservoirs shall be construed to follow such shore lines and to move with changes in the actual shore lines;
- D. Distances not specifically determined on the Zoning Map shall be determined by the Zoning Hearing Board.

#### ARTICLE IV

##### RESIDENTIAL "R" DISTRICTS

- 400 Principal Permitted Uses in a Residential Zone
  - A. Dwellings and Accessory Buildings, Accessory Uses Including Home Occupations.
- 401 Conditional Uses Permitted in a Residential Zone
  - A. Church
  - B. Funeral Home
  - C. School
  - D. Essential Service Installations
  - E. Community Parks and Playground
  - F. Tourist Homes
  - G. Two-Family Semi-Detached and Multiple Dwelling Units
- 402 Dimensional Standards in a Residential Zone
  - A. Front yard shall be a minimum of 20 feet.
  - B. Each side yard shall be a minimum of 10 feet including accessory buildings.
  - C. Rear yard shall be a minimum of 15 feet. Accessory buildings shall be a minimum of 5 feet.
  - D. Lot area shall be a minimum of 7,500 square feet and shall exceed the minimum by 2,000 feet for each additional dwelling unit in two-family detached, two-family semi-detached and multiple dwelling units.

ARTICLE V

COMMERCIAL "C" DISTRICT

500 Principal Permitted Uses in a Commercial Zone

- A. Retail and Wholesale Establishments
- B. Repair and Maintenance Establishments
- C. Offices
- D. Eating Establishments
- E. Financial Institutions
- F. Any Principal Use or Conditional Use Allowed in the "R" Zone.

501 Conditional Uses Permitted in a Commercial Zone

- A. Light Manufacturing

502 Dimensional Standards

In the Commercial Zone the dimensional standards of the "R" Zone shall apply for lots or structures used for residential purposes.

ARTICLE VI

INDUSTRIAL "I" DISTRICT

600 Principal Permitted Uses in an Industrial Zone

- A. Manufacturing Establishments
- B. Warehouses
- C. Other uses which shall be similar in character as those listed above as shall be determined by the Zoning Hearing Board.

601 Conditional Uses Permitted in an Industrial Zone

- A. Junk Yard
- B. Bulk Petroleum Storage
- C. Essential Service Installations

602 Dimensional Standards

The minimum site size for uses in an Industrial Zone is one (1) acre.



## ARTICLE VII

### AGRICULTURAL "A" DISTRICT

#### 700 Principal Permitted Uses in an Agricultural Zone

- A. Farming and Accessory Uses
- B. Farm Dwellings and Accessory Buildings
- C. Hunting Camp

#### 701 Conditional Uses Permitted in an Agricultural Zone

- A. Kennels or Animal Hospitals
- B. Essential Service Installations
- C. Church
- D. Cemetery
- E. Essential Service Installations

#### 702 Dimensional Standards in an Agricultural Zone

- A. Dimensional standards for dwellings shall be the same as those required in an "R" Zone.
- B. Conditional use dimensional standards shall be determined by the Planning Commission in approving the conditional use.

## ARTICLE VIII

### PUBLIC "P" DISTRICTS

#### 800 Principal Permitted Uses in a Public Zone

- A. Essential Service Installations
- B. Churches and Accessory Buildings
- C. Cemetery
- D. Schools
- E. Playgrounds and Ballfields
- F. Community Buildings

#### 801 Conditional Uses Permitted in a Public Zone

- A. None

Conditional Standards  
Conditional standards for uses and structures in a  
Public Zone shall be determined by the Planning Commission.

## ARTICLE IX

### OPEN SPACE "O" DISTRICT

#### Principal Permitted Uses in an Open Space Zone

- A. Recreation
- B. Forestry
- C. Mining
- D. Hunting Camp
- E. Essential Service Installations

#### Conditional Uses Permitted in an Open Space Zone

- A. No mining or clear cutting forestry operations shall be conducted within 1,000 feet of any dwelling, cemetery or church.
- B. No mining or clear cutting forestry operations shall be conducted within 300 feet of any public road.
- C. No mining or clear cutting forestry operations shall be conducted within 300 feet of those wetlands shown on the Zoning Map.

## ARTICLE X

### WETLAND "W" DISTRICT

#### 1000 Principal Permitted Uses in a Wetland Zone

- A. Recreation

#### 1001 Conditional Uses Permitted in a Wetland Zone

- A. None

## ARTICLE XI

### PROTECTED WATERSHED "PW" DISTRICT

#### 1000 Principal Permitted Uses in a Protected Watershed Zone

- A. Recreation

Conditional Uses Permitted in a Protected Watershed Zone

A. None

ARTICLE XII

MOBILE HOME SKIRTING REQUIREMENTS

1200 Skirting Requirements

All mobile homes, either on individual lots or in mobile home parks, shall be provided and maintained with a skirting shielding the undercarriage of the unit when the unit is not placed on permanent cement block or concrete foundations. The type of material used and the adequacy of the skirting shall be approved by the municipal zoning enforcement officer and installed within sixty (60) days from date the mobile home is moved onto the site, or the effective date of this Ordinance.

ARTICLE XIII

CONDITIONAL USES

1300 Authorization to Grant or Deny Conditional Uses

A conditional use listed in this Ordinance may be permitted, enlarged or altered upon authorization of the planning commission in accordance with the standards and procedures of this article.

In permitting a new conditional use or the alteration of an existing conditional use the planning commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the planning commission considers necessary to protect the best interests of the surrounding area or the Township as a whole. These conditions may include but are not limited to the following:

- A. Increasing the required lot size or yard dimension;
- B. Limiting the height, size or location of buildings;
- C. Controlling the location and number of vehicle access points;
- D. Increasing the street widening;
- E. Increasing the number of required off-street parking spaces;
- F. Limiting the number, size, location and lighting of signs;

- D. Requiring diking, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property;
- E. Designating sites for open space.

## ARTICLE XIV

### ZONING HEARING BOARD

1400 Board's Functions: Appeals from the Zoning Officer  
 The board shall hear and decide appeals where it is alleged by the appellant that the zoning officer has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of a valid ordinance or map or any valid rule or regulation governing the action of the zoning officer. Nothing contained herein shall be construed to deny to the appellant the right to proceed directly in court, where appropriate, pursuant to Pa. R.C.P., section 1091 to 1098 relating to mandamus.

1401 Board's Functions: Challenge to the Validity of any Ordinance or Map  
 The board shall hear challenges to the validity of a zoning ordinance or map. In all such challenges, the board shall take evidence and make a record thereon. At the conclusion of the hearing, the board shall decide all contested questions and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the court.

1402 Board's Functions: Variances  
 The board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The board may grant a variance provided the following findings are made where relevant in a given case:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located;

B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the pro-



violation of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- C. That such necessary hardship has not been created by the appellant;
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance.

#### ARTICLE XV

#### NON-CONFORMING USES

##### 1500 Non-conforming Uses

- A. The lawful use of a building or structure or the lawful use of any land as existing and lawful at the time of enactment of this ordinance, or of an amendment thereto, may be continued except as hereinafter provided, although such use does not conform with the provisions of such ordinance or amendment.
- B. Non-conforming uses shall not be increased in area or intensity except that a non-conforming use of a structure may be extended throughout any parts of the structure that were manifestly arranged or designed for such use at the time of adoption of this Ordinance.
- C. Non-conforming uses may be increased in area or intensity when approved by the Zoning Hearing Board. A request to increase the area or intensity of a non-conforming use shall be administered as a variance. Before granting such a request, the Zoning Hearing Board must consider all significant relevant factors and determine that the increase in area or intensity will not materially add to the deleterious effect of the use upon nearby property and uses or upon the community.

- D. A non-conforming use may be changed to decrease its non-conformity upon approval as a variance by the Zoning Hearing Board.
- E. The Zoning Officer shall make an official registration of each and every non-conforming use as of the date of the enactment of this Ordinance.
- F. A single family dwelling unit, presently located on a substandard size lot, may be rebuilt on its original foundation following destruction by fire or natural disaster by its original owner.

#### ARTICLE XVI

##### AMENDMENTS

- 1600 Authorization to Initiate Amendments  
An amendment to the text of this Ordinance or to a zone boundary may be initiated by the Township Supervisors, the Township Planning Commission or by application of a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the Township Secretary.
- 1601 Public Hearings on Amendments  
The planning commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after the amendment is proposed and shall, within 40 days after the hearing, recommend to the Township Supervisors approval, disapproval, or modified approval of the proposed amendment. After receiving the recommendation of the planning commission, the Township Supervisor shall hold a public hearing on the proposed amendment.
- 1602 Limitation on Reapplications  
No application of a property owner for an amendment to the text of this Ordinance or to a zone boundary shall be considered by the planning commission within the one-year period immediately following a previous denial of such request, except the planning commission may permit a new application if in the opinion of the planning commission new evidence or a change of circumstances warrant it.

#### ARTICLE XVII

##### ENFORCEMENT OF THE ZONING ORDINANCE

- 1700 Zoning Officer  
A zoning officer shall be designated by the Township Supervisors, and the Township Supervisors may also designate as many deputy zoning officers as it deems necessary.

1701 Enforcement Penalties

Any person, partnership or corporation who or which shall violate the provisions of this zoning Ordinance shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not more than five hundred dollars (\$500). In default of payment of the fine, such person, the members of such partnership, or the officers of such corporation shall be liable to imprisonment for not more than sixty (60) days. Each day that a violation is continued shall constitute a separate offense. All fines collected for the violation of zoning ordinances shall be paid over to Bloss Township.

ARTICLE XVIII

GENERAL

1800 Saving Clause

The invalidity of any section or provision of this Ordinance shall not invalidate any other section, provision or part of it.

1801 Effective Date

This Zoning Ordinance shall become effective on the 12th day of Aug., 1980 and remain in force until modified, amended or rescinded by the Bloss Township Supervisors.

1802 Adoption

Approved, ordained and enacted this 11th day of Aug., 1980.

ATTEST:

Neil V. Fiske  
Township Secretary

[Signature]  
Township Supervisor

[Signature]  
Township Supervisor

[Signature]  
Township Supervisor