

AN ORDINANCE REGULATING AND CONTROLLING THE CONSTRUCTION OR ENLARGEMENT OF ANY BUILDING, DWELLINGHOUSE OR OTHER STRUCTURE AFFIXED TO THE LAND, OR THE OCCUPANCY OF ANY MOBILE HOME, ESTABLISHING MINIMUM LOT SIZES, SET BACK AND SIDELINES, WITHIN SOUTH HUNTINGDON TWP., WESTMORELAND COUNTY, PA., AND SETTING FORTH PENALTIES FOR VIOLATIONS OF THIS ORDINANCE.

WHEREAS, the Township of South Huntingdon, Westmoreland County, Pa., under the authority granted to it by the Pa. Municipalities Planning Code, 1968 July 31, P.L. 805, as amended, is empowered to adopt regulations governing the construction of buildings, dwelling houses, and any other structures affixed to the land, and the occupancy of mobile homes, and the subdivision and development of land within the Township of South Huntingdon; and

WHEREAS, the Twp. of South Huntingdon, Westmoreland County, Pa. desires to qualify the Twp. on behalf of its residents, for the National Flood Insurance Program established under the Housing and Urban Development Act of 1968;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE SUPERVISORS OF SOUTH HUNTINGDON TWP., WESTMORELAND COUNTY, PA., AND it is hereby ORDAINED and ENACTED by the authority of the same:

SECTION I: It shall be unlawful to construct or enlarge any building, dwelling house or any other structure affixed to the land in the Twp. of South Huntingdon of a size of one hundred twenty(120) square feet or larger, or occupy any mobile home within the Township, without first having secured a permit therefor unless such construction or enlargement, or occupancy, is upon a tract of land actually used for farming purposes.

SECTION II: Applications for such permits shall be made to the Twp. Secretary or an agent duly authorized by the Twp. Supervisors and in the case of construction or enlargement of buildings, dwelling houses or other structures affixed to the land, shall be accompanied by two copies of the plans and specifications setting forth the proposed construction and verified by the signature of the owner, architect or contractor in charge of the construction.

SECTION III: A fee of Ten(\$10.00) Dollars shall accompany each application for a permit and the application shall be approved or disapproved by the Twp. within a period of ten(10) days from the date it is filed.

SECTION IV: All buildings, dwelling houses and other structures constructed, or mobile homes placed, within the Twp. of South Huntingdon shall be located at least twenty-five(25) feet from the line of the lot upon which the building dwelling house or other structure or mobile home fronts, and at least ten(10) feet from the sidelines of the lot occupied.

SECTION V: No lot of a size less than twelve thousand(12,000) square feet shall be utilized for the construction of a building, dwelling house or other structure affixed to the land, or for the placement of a mobile home, within the Twp. of South Huntingdon.

SECTION VI: Any person, partnership, corporation or unincorporated association, who or which, being the owner or agent of the owner of any lot, tract or parcel of land, violated any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof, said person or the members of such partnership, or the officers of such corporation or unincorporated association, or the agent of any of them, responsible for such violation shall pay a fine not exceeding One Thousand (\$1,000) Dollars.

SECTION VII: Should any section or provision of this Ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any other parts hereof.

SECTION VIII: All Ordinances, or parts of Ordinances, in conflict herewith are hereby repealed.

SECTION IX: This ordinance shall be come effective five(5) days after the date of its final passage as provided by law.

ORDAINED AND ENACTED this 11 day of February, 1977.

TOWNSHIP OF SOUTH HUNTINGDON

By: Lawrence J. Nemecek
Chairman

ATTEST: Cindy Thorne
Secretary