

Chapter IV

ZONING

Ordaining Clause

An Ordinance establishing Comprehensive Zoning Regulations for the Borough of Alexandria, Huntingdon County, Pennsylvania, and providing for administration, enforcement and amendment thereof in accordance with Article VI of the Pennsylvania Municipalities Planning Code, Act 247, and for the repeal of all ordinances in conflict herewith.

Preamble

WHEREAS, Article VI of Act 247 empowers Alexandria Borough to enact a Zoning Ordinance, applicable to the entire Borough and, which ordinance may permit, prohibit, regulate, restrict and determine:

1. Uses of lane, watercourses and other bodies of water.
2. Size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures.
3. Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards and other open spaces and distances to be left unoccupied by uses and structures.
4. Density of population and intensity of use; and

WHEREAS, the Borough Council of the Borough of Alexandria (hereinafter referred to as Council) deems it necessary and desirable to enact such an ordinance with consideration for the character of the Borough and its various parts and for the suitability of the various parts for particular uses and structures; which Ordinance shall be designed:

1. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation airports, and national defense facilities, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewage, schools, public grounds and other public requirements, as well as
2. To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers; and

WHEREAS, the Council, pursuant to the provisions of Act 247, have instructed the Alexandria Borough Planning Commission to recommend the boundaries of the various original districts and the appropriate regulations to be enforced therein, and

WHEREAS, the Planning Commission has given full consideration to the condition and the objectives above listed, and has recommended Zoning Regulations to be applied to all areas of the Borough and that such regulations have been designed with reasonable considerations, among other things, to the character of the areas and their peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Borough, and

WHEREAS, the Planning Commission has prepared a proposed Zoning Ordinance and has held public hearings thereon and has submitted its final report to the Council; and

WHEREAS, the Council has given due public notice of hearing related to zoning districts, regulations, and restrictions, and has held such public hearing; and

WHEREAS, all requirements of Section VI of the Pennsylvania Municipalities Planning Code, Act 247, with regard to the preparation of the report of the Planning Commission, and the subsequent action by the Council has been met:

NOW , THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ALEXANDRIA, HUNTINGDON COUNTY, AS FOLLOWS:

Short Title

This Ordinance shall be known as the "Alexandria Borough Zoning Ordinance. "

Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals and general welfare of the Borough. It is not intended to interfere with or abrogate or anp_ul other rules, regulations or Ordinance of the Borough provided that where this Ordinance imposes a greater restriction upon the use of the buildings or premises, or upon the height of a building or requires larger open spaces than are imposed by such other rules, regulations, or Ordinance, the provisions of this Ordinance shall control.