

**BOARD OF SUPERVISORS OF
THE TOWNSHIP OF COOLBAUGH
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 154-2023

**AN ORDINANCE AMENDING THE COOLBAUGH TOWNSHIP ZONING
ORDINANCE AT CHAPTER 400 OF THE CODE OF ORDINANCES OF
COOLBAUGH TOWNSHIP BY ADDING REQUIREMENTS FOR A
WAREHOUSE USE.**

WHEREAS, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Zoning Ordinance found at Chapter 400 of the Coolbaugh Township Code of Ordinances; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and the residents of the Township to amend the Coolbaugh Township Zoning Ordinance by adding requirements for a Warehouse Use at new Section 400-91.3.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended as follows:

ARTICLE I.

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 400-91.3. to read as follows:

400-91.3 Warehouse.

The following standards shall apply to a warehouse:

- A. Lot. A minimum size lot of five acres shall be required with a minimum width of 400 feet.
- B. Setback. All activities, including the storage and parking of vehicles and materials, shall be set back from public roads and all lot lines a minimum of 50 feet.
- C. Access. The site shall have direct access to a public arterial or collector road.
- D. Fence/screening. Fencing or screening along the exterior parcel boundary may be required dependent on specific location characteristics.

ARTICLE II. SEVERABILITY.

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect

of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

ARTICLE III. REPEALER.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE IV. EFFECTIVE DATE.

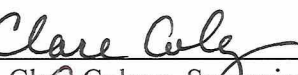
This Ordinance shall become effective five (5) days after enactment.

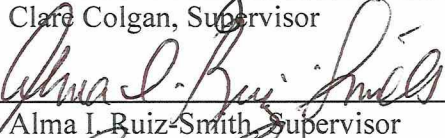
DULY ENACTED AND ORDAINED this 5th day of September 2023, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

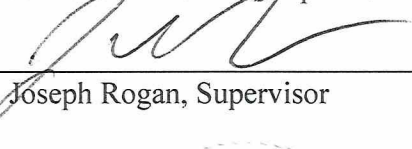
Board of Supervisors of Coolbaugh Township

By: 
William Weimer, Chairman

By: 
Lynn Kelly, Vice-Chair

By: 
Clare Colgan, Supervisor

By: 
Alma I. Ruiz-Smith, Supervisor

By: 
Joseph Rogan, Supervisor

ATTEST:


Township Secretary

[TOWNSHIP SEAL]

