

**ORDINANCE NO. 2025-01**

**CARROLL TOWNSHIP**  
**WASHINGTON COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF CARROLL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE CARROLL TOWNSHIP ZONING ORDINANCE, SECTION 260-99 ZONING PERMIT, TO INCLUDE ADDITIONAL REQUIREMENTS UNDER SAID SECTION.**

**WHEREAS**, pursuant to its authority under the Pennsylvania Municipal Planning Code, 53 P.S. §10101, et seq, the Board of Supervisors of Carroll Township, Washington County, Pennsylvania, has adopted a Township Code, including Chapter 260-99 of the Carroll Township Code of Ordinances, Zoning, as amended (“Zoning Ordinance”); and

**WHEREAS**, the Board of Supervisors has determined that the following amendment to Section 260-99 is necessary; and

**WHEREAS**, the Township desires to amend Section 260-99 B as follows:

B. All applications for any type of proposed primary or accessory use that incorporates a fixed/permanent foundation or slab and is permitted by right, shall be submitted to the Township, along with a plot plan, prepared by a surveyor registered in the Commonwealth of Pennsylvania, showing the following:

- (1) Lot or boundaries and dimensions; total square feet and/or acreage.
- (2) Location of all existing and proposed structures.
- (3) Building setback lines and yard lines. Building setback lines shall be physically staked for the duration of the project or until permission to remove is granted by the Zoning Officer in writing.
- (4) Adjacent street right-of-way lines, all easements for utilities, public improvements, drainage and stormwater management.
- (5) Driveway and parking area along with a highway occupancy permit if on a state road.
- (6) All proposals for modifications to, alterations to, or piping of a watercourse may require a permit from the Department of Environmental Protection. If required, the applicant shall submit any permits to the Township prior to the construction of any proposed improvements.
- (7) Location and height of proposed fences or walls.

(8) Stormwater management [sump location(s), if required].

(9) Proposed sanitary sewer connection or septic system location (and alternate location) along with the appropriate permit.

(10) Well location, if needed.

(11) Exceptions. The survey and staking requirements on proposed structures on a lot two (2) acres or greater, may be waived upon review of the plot plan and subject to the determination of the Zoning Officer.

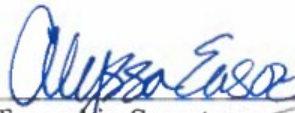
**SEVERABILITY:** If any of the provisions or terms of this Ordinance shall be held invalid for any reason whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

**REPEALER:** All prior Ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

**NOW, THEREFORE,** be it ORDAINED and ENACTED by the Supervisors of the Township of Carroll, Washington County, Commonwealth of Pennsylvania in public session duly assembled this 1<sup>st</sup> day of April, 2025.

**ATTEST:**

**BOARD OF SUPERVISORS  
TOWNSHIP OF CARROLL**

  
Township Secretary

  
Chairman, Board of Supervisors



