

* NOT
CORRECT
IN CODIFICATIONS

TOWNSHIP OF HEMLOCK
ORDINANCE NO. 04-12-2022

AN ORDINANCE OF THE TOWNSHIP OF HEMLOCK, COLUMBIA COUNTY PENNSYLVANIA, AMENDING ORDINANCE 1-11-2014, §27, ZONING, IN HEMLOCK TOWNSHIP.

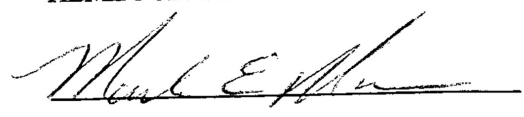
NOW THEREFORE, be it enacted and ordained, and it is enacted and ordained, by the Board of Supervisors of Hemlock Township, to amend Ordinance 11-11-14, §27, Zoning, as follows:

- I. Amend §27-308 to include “medical centers” in the list of permitted principal uses in the Interchange Commercial (IC) District; and,
- II. Amend the use regulation chart (Section 27, Attachment 1:11) to place “medical centers in the permitted principal uses and Structures column for the Interchange Commercial (IC) District, and
- III. Amend the Table of Uses (Section 27, Attachment 3) to place a “P” in the permitted use column for the Interchange Commercial (IC) District after “medical center”.
- IV. **Effective Date:** This Ordinance shall be in full force and effect from and after the five (5) days following the enactment.

ENACTED AND ORDAINED into an Ordinance this 12th day of April, 2022.

Attest:

HEMLOCK TOWNSHIP



Mark E. Morrow
Chairman, Board of Supervisors



Larina S. Kramer
Township Secretary

(SEAL)

d. Add grocery stores or food markets with alcohol sales as special exception use.

[(3) Suburban Residential District § 27-304

a. Add as §27-304 Minimum Lot Requirements .4 Maximum building coverage: 25%.

(4) Signs §27-705

- a. Amend §27-705.C.(1) to allow no more than one- free standing sign per property and allow one wall (parallel or projecting) sign per face of the building.
- b. Amend §27-705.C.(2) to increase size of business identification signs to 200 square feet.
- c. Amend §27-705.C.(3) to read “total signage area shall not exceed 500 square feet per business”.
- d. Amend §27-705.C.(4) to allow anchor stores within a multi-tenant shopping mall or commercial complex one business ID sign per side façade of business.

(5) Supplementary Use Regulations §27-434.4.1 Add: Indoor mall events are not limited.

(6) Definitions (§27-1302) Add definition for electric car charging station- A battery charging station which provides the transfer of electric energy to a battery or other storage device in a vehicle.

(7) Add the following at the end of §27-202.4 and §27-202.5 (pg 27-10): High Density Residential Development is permitted, as a conditional use, so long as it does not interfere with the District’s primary commercial purpose.

(8) Add the following to the far right column of §27-307 (pg 27-29) & §27-308 (pg 27-33):

“6. Townhouse Structures. (See Sec. 27-405)”

“7. Duplexes (two family dwellings). (See Sec. 27-403)”

OK (9) Add the following to the Minimum Lot Requirements left hand column §27-307 (pg 27-31) and §27-308 (pg 27-35):

“B. Residential Uses -

2) Duplexes or conversion apartments -

a) Minimum Lot Size

(1) Public or community sewer & on-lot water-10,000 sq.ft. per dwelling unit.

(2) Public or community sewer and water-6,000 sq. ft. per dwelling unit.

b) Minimum Lot Width-

(1) Public or community sewer and on-lot water-100 feet.

(2) Public or community sewer and water-80 feet.

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