

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1782-21

SESSION OF 2021

Approved on first reading

This day 24th of June 2021

Members of City Council:

ALLISON, MIELE, KATZ, YODER
MACKEY, PULIZZI, BANKS

Approved on final reading

This day 8th of July 2021

AN ORDINANCE

6916

AN AMENDMENT TO THE CITY OF WILLIAMSPORT ZONING ORDINANCE TEXT TO REVISE CERTAIN SECTION UNDER TITLE SEVEN, SUPPLEMENTARY ZONING REGULATIONS

Under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Williamsport hereby enacts the following amendment to the City of Williamsport Zoning Ordinance, which is within Part Thirteen entitled "Planning and Zoning Code" of the Consolidated Ordinances of Williamsport.

The following revisions are made to Article 1341 Special Provisions and Exceptions;

Part One.

1341.17 FENCES, WALLS AND HEDGES.

Fences, walls, and hedges may be permitted in any required yard or permitted building area. Within the Residential and commercially zoned districts, any fence, wall, and hedges within the front yard may not exceed more than three (3) feet in height without 40% being open, fences or walls within the side or rear yard no more than six (6) feet in height, provided that no conflict with 1341.18 Obstruction to vision at street intersection; Within the Light and Heavy Manufacturing districts any fence, wall or hedges in the front yard may not exceed three (3) feet without 40% being open, within the side and rear yard fencing and walls may not exceed eight (8) feet providing no conflict with 1341.18; the finished side of the fence shall face the adjoining property or a public right-of-way; and fences and walls shall not be constructed from scrap metal, sheet metal, junk or sheets of plywood and shall be uniform in construction materials and design. Fences may be placed on the property line, providing the owners are responsible for determining their property lines. Fencing with barbs at the top of fencing may only be located within the ML and MH zoned districts.

1341.18 OBSTRUCTION TO VISION AT INTERSECTIONS.

Visibility at intersections, shall occur; no obstruction of visibility at driveway openings shall occur within the sight triangle created by the intersecting lines of the driveway and property line and a line joining points along each line six (6) feet from the point of

intersection; On corner lots, the maximum height of a fence or hedge within the front yard shall not exceed 3 feet in height.

1341.24 SWIMMING POOLS.

Swimming pools are a body of water in a container, whether located in or above ground, having a depth at any point of more than two feet or a surface area of more than 250 square feet, used or intended to be used for swimming.

Swimming pools shall be a permitted accessory use within any district; provided:

In-Ground pool- The pool or the entire property on which the pool is located, shall be enclosed with a permanent fence not less than four (4) feet in height, which includes a gate secured with a lock. The required fencing for an in-ground pool must be installed upon the completion of the excavation work for said pool.

Above-Ground pool- An above ground pool which is manufactured, designed and erected with supporting devices around and/or within the outer wall or edge of a pool shall be enclosed with a permanent fence not less than four (4) feet in height which includes a gate secured with a lock in accordance with the above requirements or in lieu of a fence, a barrier not less than four (4) feet in height. Said barrier may include the pool wall and any extension thereto which equals or exceeds a height of four (4) feet. Access into a pool which includes a deck shall be secured by a gate with a lock. Pools without access from a deck, shall include retractable steps or any similar device which prohibits uncontrolled access into the pool when not in use. Shrubbery is not to be considered as a barrier, Decks which are attached to the pool which have surface area not in excess of 24 square feet may project not more than three (3) feet into the required side yard or rear yard setback.

Swimming pools shall be located in either a side yard or rear yard with a minimum side and rear yard setback of five (5) feet, except when either yard area borders a street or public right of way, a minimum setback distance of ten (10) feet shall be required. Required setbacks shall be measured from the water's edge. Accessory deck structures must be located no closer than 6 feet from the property.

Part Two. The following revisions are made to Section 1345 Off-Street Parking and Loading Requirements.

1345.01 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

Required Parking for Use Classification "Colleges, business colleges, trade schools (Use Number 10, 11) on the Schedule of Off-Street Parking Requirements be amended to read:

One (1) parking space for every two (2) persons regularly employed on the campus, plus one (1) parking space per every four (4) students currently

enrolled, plus additional space as required by this parking schedule because of any supplementary parking generating activities at the campus which do not fall within the grouped lot provisions of §1345.03(b).

Required Parking for Use Classification "Retail" (Use Number 27-31, 36, 41.1) on the schedule of Off-Street Parking Requirements be amended to read:

Retail (1 space for every 500 sq. ft. area not used for storage on ground floor & 1 space for every 800 sq. ft. area not used for storage on all other floors)

1345.03 GENERAL PROVISIONS.

The following to read:

- (a) *Location of parking areas.* Required parking shall be located on the same lot as the use that the parking serves, except as follows.
 - (1) Required parking may be located on a different lot from the use that the parking serves if the parking is within:
 - (A) Four hundred feet from the dwellings it serves; and
 - (B) One Thousand feet from non-residential uses it serves.
 - (2) Parking to serve any use may be placed within a CBD, CC, CS, ML or MH District.
 - (A) Parking within the INST District shall only be permitted to serve uses allowed within the INST District and dwellings.
 - (B) Parking within each residential district shall only be permitted to serve uses allowed within that district and dwellings.
 - (C) Parking within the open space district shall only be permitted to serve uses allowed within the open space district and dwellings.
 - (D) Such parking areas shall meet all other requirements of this Ordinance.

Part Three: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Part Four: This ordinance shall become effective twenty (20) days after final enactment.

THIS ORDINANCE approved vetoed this 8th day of July, 2021.

ATTEST:

Jamie M. French
City Clerk

Donald D. McCoy
President, City Council

Derek Slaughter
Mayor
Derek Slaughter

Date 7-8-21