

ORDINANCE NO. 04-2021

**MORGAN TOWNSHIP  
GREENE COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF MORGAN TOWNSHIP AMENDING THE  
JEFFERSON MORGAN MULTI-MUNICIPAL ZONING ORDINANCE  
BY ALLOWING RETAIL STORES TO BE A PERMITTED USE IN  
ZONING DISTRICTS CLASSIFIED AS VILLAGE CENTER (VC)  
THAT ARE GREATER THAN FIVE THOUSAND (5,000) SQUARE  
FEET FOR RETAIL SALES OR PRODUCT SERVICES.**

**WHEREAS**, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et seq.*, as amended, authorizes Morgan Township (the “Township”) and other members of the Jefferson Morgan Council of Governments to regulate zoning and land use in the Township; and

**WHEREAS**, the Jefferson Morgan Multi-Municipal Zoning Ordinance, as amended (the “Zoning Code”), regulates zoning and land use in the Township consistent with the Pennsylvania Municipalities Planning Code in order to maintain, preserve and protect the public health, safety and welfare; and

**WHEREAS**, the aforesaid Zoning Ordinance creates a Village Center District (VC) which allows for a wide range of various uses as more particularly set forth in Section 3.5(A); and

**WHEREAS**, the aforesaid Zoning Ordinance creates a table setting forth the uses for the various Zoning Districts thereof; and

**WHEREAS**, the aforesaid table allows for retail stores as a permitted use in a Village Center District (VC) that are less than five thousand (5,000) square feet for retail stores or product services; and

**WHEREAS**, the aforesaid table does not allow for retail stores as a permitted use in a Village Center District (VC) that are more than five thousand (5,000) square feet for retail stores or product services; and

**WHEREAS**, the Township believes the restriction as to square feet for retail sales or product services would not facilitate any development related thereto; and

**WHEREAS**, the Board of Supervisors of Morgan Township desires to amend the Jefferson Morgan Multi-Municipal Zoning Ordinance by removing the restriction in Village Districts (VC) as to the amount of square feet for retail stores or product services; and

**WHEREAS**, the Board of Supervisors of Morgan Township believes to be in the best interest of its residents to adopt this Ordinance.

**NOW THEREFORE**, the Board of Supervisors of Morgan Township under and by virtue of, and pursuant to the authority granted by the Second-Class Township Code, as amended, does hereby **ENACT** and **ORDAIN** as follows:

## **SECTION 1. TITLE.**

This Ordinance shall be known as the "Morgan Township Zoning Amendment Ordinance of 2021."

## **SECTION 2. PURPOSE.**

The purpose of this Ordinance is to amend Table 3.1: Use Table as it pertains to the Zoning District known as Village Center (VC) by making it a permitted use for all retail stores that are greater than five thousand (5,000) square feet for retail sales or product services.

## **SECTION 3. AMENDMENT.**

Table 3.1: Use Table is amended by making it a permitted use for all retail stores that are greater than five thousand (5,000) square feet for retail sales or product services for the Zoning District defined as Village Center (VC).

## **SECTION 4. SEVERABILITY.**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of Morgan Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

## **SECTION 5. REPEALER.**

Any ordinance containing any provision inconsistent herewith to the extent that such provision is inconsistent, that provision is also hereby repealed.

## **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect five (5) days after enactment.


**ORDAINED AND ENACTED** into law by the Board of Supervisors of Morgan Township in lawful session assembled this 3rd day of Nov, 2021.

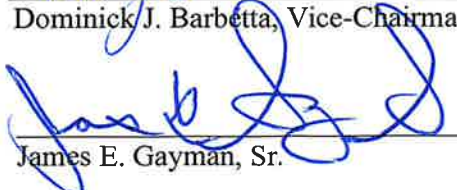
**ATTEST:**

  
Relda K. Litten, Secretary/Treasurer

**MORGAN TOWNSHIP**

By:   
Shirl K. Barnhart, Chairman

By:   
Dominick J. Barbetta, Vice-Chairman

By:   
James E. Gayman, Sr.