

**ORDINANCE 1-2022**

**AN ORDINANCE OF THE TOWNSHIP OF PINE, MERCER COUNTY, PENNSYLVANIA, AMENDING PORTIONS OF THE PINE TOWNSHIP ZONING ORDINANCE, NO. 1 OF 2016, TO ALLOW HOSPITALS AND PROFESSIONAL OFFICES AS PERMITTED USES IN THE R-2 GENERAL RESIDENTIAL ZONING DISTRICT AND TO PROVIDE LOT, YARD AND HEIGHT STANDARDS FOR THOSE USES.**

**SECTION 1.** Table 305A of the Pine Township Zoning Ordinance, No. 1 of 2016, enacted April 4, 2016, is hereby amended to include Hospitals as a Permitted Use the R-2 General Residential Zoning District.

**SECTION 2.** Table 305A of the Pine Township Zoning Ordinance is hereby amended to include Professional Offices as a Permitted Use in the R-2 General Residential Zoning District.

**SECTION 3.** Table 305B of the Pine Township Zoning Ordinance is hereby amended to provide for the following lot, yard and height standards for Hospitals in the R-2 General Residential Zoning District:

Hospitals

Minimum Lot Area	5 acres
Minimum Lot Width	200 feet
Minimum Front Yard	75 feet, measured from Street Centerline (except for Interior Streets as defined; which may use the alternative standard under Section 703D)
Minimum Side Yard	20 feet
Minimum Rear Yard	20 feet
Maximum Height of Structure	40 feet
Maximum Lot Coverage	35%

**SECTION 4.** Table 305B of the Pine Township Zoning Ordinance is hereby amended to provide for the following lot, yard and height standards for Professional Offices in the R-2 General Residential Zoning District:

Professional Offices

Minimum Lot Area	½ acre
Minimum Lot Width	100 feet
Minimum Front Yard	75 feet, measured from Street Centerline (except for Interior Streets as defined; which may use the alternative standard under Section 703D)
Minimum Side Yard	20 feet
Minimum Rear Yard	20 feet
Minimum Height of Structure	40 feet
Maximum Lot Coverage	35%

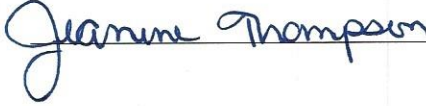
**SECTION 5:** The provisions of this Ordinance shall be severable and if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, such shall not affect the validity of the remaining provisions of this Ordinance.

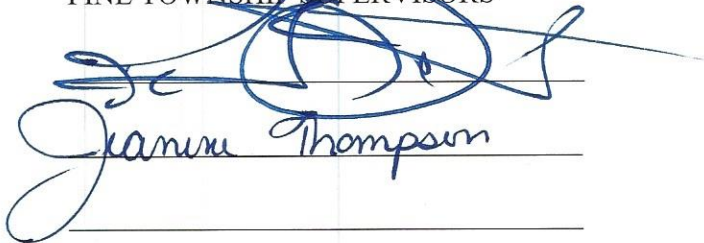
**SECTION 6:** The provisions of this Ordinance shall become effective in seven (7) days.

**ORDAINED AND ENACTED** into law by the Pine Township Board of Supervisors, Mercer County, Pennsylvania, this 2nd day of May, 2022.

ATTEST:

PINE TOWNSHIP SUPERVISORS

  
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PINE TOWNSHIP SUPERVISORS  
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