

**BOROUGH OF FORTY FORT
LUZERNE COUNTY,
PENNSYLVANIA ORDINANCE NO.
5 OF 2025
(AMENDED "ZONING" ORDINANCE)**

AN ORDINANCE AMENDING ORDINANCE No. 2 of 2018

WHEREAS, the Borough of Forty Fort enacted its Borough of Forty Fort "2018 Zoning Ordinance, No. 2 of 2018; and

WHEREAS, The Borough of Forty Fort has heretofore enacted its "Zoning Ordinance" to promote, protect and facilitate Purpose and Community Development Objectives enumerated in the Ordinance and,

WHEREAS, the improvement of the quality of life within the borough is a continuing goal of the Mayor and Council of this Borough; and,

WHEREAS, it is the intention of this Amended Ordinance to enhance and modify the existing sections of the "2018 Zoning Ordinance"; and,

WHEREAS, it is the intent of this Amended Ordinance to provide for more efficient and appropriate use of the land in the Borough of Forty Fort and to modify and clarify existing sections of the Ordinance and procedural rules to enhance the quality of life within the Borough of Forty Fort.

WHEREAS, the Borough of Forty Fort has determined that it is in the best interest of the Borough to amend the "2018 Zoning Ordinance" to conform to those aforementioned needs.

NOW THEREFORE, the Borough of Forty Fort, Luzerne County, Pennsylvania does hereby **AMEND, ENACT** and **ORDAIN** the Borough of Forty Fort Amended "2018 Zoning Ordinance". The amended terms are italicized for ease of reference.

ARTICLE 4, SECTION 401 ZONING MAP

The Official Zoning Map is modified and made a part of this Ordinance.

ARTICLE 10, SECTION 1016 PARKING COMMERCIAL OR RECREATIONAL VEHICLES

A. VEHICLES PROHIBITED IN R ZONING DISTRICTS

Off-street parking of the following types of vehicles shall be prohibited in all residential zoning districts:

1. *Truck* Tractors
2. Tractor-Trailers
3. *Vehicles with a Gross Vehicle Weight Rating over 17,500 lbs.**
4. Buses

**Recreational Vehicles and Motorhomes are exempt from this weight restriction.*

B RECREATIONAL VEHICLES IN R ZONING DISTRICTS

Off-street parking for recreational vehicles shall be permitted in an R Zoning District subject to the following requirements:

1. Such vehicles shall not be parked or stored within the front yard.
2. There shall not be more than two such vehicles per dwelling unit.
3. The vehicle(s) must be registered in the name of the person(s) residing within the dwelling unit.
4. Such vehicles shall be effectively screened from adjacent residential properties with a substantial, tight fence six (6) feet in height and a planting strip not less than five (5') feet in depth, with shrubbery, plants or trees which are a minimum of three (3') feet in height at the time of planting.
5. *Such vehicles may be occupied as living space for no more than 30 days in any calendar year.*

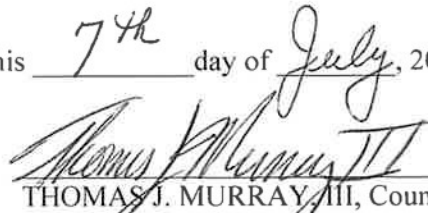
SECTION 1201 ZONING OFFICER


1. *Appointment.* A Zoning Officer, who shall not hold any elected office within Forty Fort Borough, shall be appointed by the Borough Council. The Zoning Officer shall meet qualifications established by Forty Fort Borough, which shall at minimum include a working knowledge of municipal zoning. *The Borough Council may, at its discretion, appoint an Assistant Zoning Officer, who shall have the same enforcement powers as the Zoning Officer and be authorized to perform all duties assigned to the Zoning Officer. The Assistant Zoning Officer shall perform his/her duties under the supervision of the Zoning Officer.*

All other terms, conditions, and provisions of Zoning Ordinance 2 of 2018 shall remain in full force and effect unless inconsistent herewith.

AMENDED, ENACTED AND ORDAINED this 7th day of July, 2025.


MICHELE PASCARELLA, Secretary


THOMAS J. MURRAY III, Council President


BRIAN THOMAS, Mayor