

**TOWNSHIP OF CHARTIERS
ORDINANCE NO. 418**

AN ORDINANCE OF CHARTIERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA FOR THE PURPOSE OF MAKING CHANGES, CLARIFICATIONS, AND AMENDMENTS TO CHAPTER 350 OF THE CHARTIERS TOWNSHIP CODE OF ORDINANCES, ZONING BY MAKING TECHNICAL AMENDMENTS AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCE

WHEREAS, the Municipalities Planning Code (MPC), 53 P.S. §10101 *et seq.*, authorizes the Township of Chartiers (the “Township”) to regulate zoning and land use in the Township; and

WHEREAS, The Township has determined that amendments to the Township’s Zoning Ordinance are necessary in order to promote the general health, welfare, and safety of the community and compliance with the Pennsylvania Municipalities Planning Code (“MPC”) and other regulations; and

WHEREAS, the Chartiers Township Planning reviewed the Ordinance on November 18, 2025 and December 16, 2025 made a recommendation to adopt the proposed amendments to the Board of Supervisors on December 16, 2025; and

WHEREAS, the Board of Supervisors held a public hearing on April 14, 2026, as provided by the Chartiers Township Code of Ordinances and the Pennsylvania Municipalities Planning Code, at which time testimony was received concerning the amendment; and

WHEREAS, the Board of Supervisors advertised the Public Hearing and the intention of adoption on March 31, 2026 and April 7, 2025 as provided by the MPC and the Pennsylvania Second Class Township Code; and

WHEREAS, in the judgment of the Board of Supervisors, such technical amendments to the Zoning Ordinance of the Chartiers Township, Washington County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township

NOW, THEREFORE, the Board of Supervisors of Chartiers Township hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1: Amendment to Code.

Chapter 350 of the Chartiers Township Code, Zoning, is hereby amended as follows:

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article II (Zoning Districts), Section 10 (General Classifications and uses), Subsection B, Use Chart is hereby amended as follows:

§350-10 General Classification and Uses

B. For the purposes of this chapter, the following uses shall be permitted as permitted uses, conditional uses, and special exceptions as detailed in the following use chart:

Chartiers Township Code of Ordinances - Chapter 350, Zoning, Use Chart (Continued)						
	A-1	R-1	R-2	C-1	C-2	I-1
Oil and Gas Operations	P	€	€	P	P	P
	Subject to requirements of §350-48					
Oil and Natural Gas Exploration, Production, Impoundment, and Well Servicing Support Activities	P	P	P	P	P	P
	Subject to requirements of §350-48					

Oil and Gas Operations delete all uses and add Subject to 350-48

Oil and Natural Gas Exploration, Production, Impoundment, and Well Servicing Support Activities, delete all Uses and add Subject to 350-48

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article III (Definitions), Section 16 (Definitions), is hereby amended, as follows:

§350-16 Definitions:

ACCESSORY BUILDING STRUCTURE

A detached building or structure, subordinate to the principal building on the property and used for purposes customarily incidental to those of the principal building.

~~NONRESIDENTIAL STRUCTURES~~

~~Any structure covering a maximum area of 150 square feet, with such a structure having a minimum width or length of eight feet.~~

~~[Added 7-3-2001 by Ord. No. 284]¹⁹¹~~

FLAG LOT

Flag lots. Flag lots are lots which have an elongated and more narrow extension connecting the bulk of the lot area with a street.

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article IV (Residential Districts), Section 18 (Agricultural Residence District A-1), Subsection B (Area and Bulk Regulations), Subsection (1), Subsections (d) and (e) is hereby amended, as follows:

§350-18.B(1)

(d) Side yards:

[1] Dwellings and accessory structure: 15 feet each side.

~~[2] Nonresidential structures: 30 feet each side.~~ (NOTE: All agricultural buildings, structures and uses are subject to the requirements of § 350-41 of this chapter in addition to those contained in this section.)

(e) Rear yards:

[1] Sixty feet minimum.

[2] Accessory structures ~~where the rear yard abuts an alley~~: 10 feet minimum.

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article IV (Residential Districts), Section 19 (Residence District R-1), Subsection B (Area and Bulk Regulations), Subsection (1), subsections (d) and (e) is hereby amended, as follows:

§350-19.B(1)

(d) Side yards:

[1] Dwellings and accessory structures: five feet one side, 15 feet total both sides.

(e) Rear yards:

[2] Accessory structures ~~where the rear yard abuts an alley~~: 10 feet minimum.

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article IV (Residential Districts), Section 20 (Residence District R-2), Subsection B (Area and Bulk Regulations), Subsection (1), subsections (d) and (e) is hereby amended, as follows:

§350-20.B(1)

(d) Side yards:

[1] Dwellings and accessory structures: five feet one side, 15 feet total both sides.

~~[2] Nonresidential structures: 25 feet each side.~~

(e) Rear yards:

[2] Accessory structures ~~where the rear yard abuts an alley~~: 10 feet minimum.

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article VIII (Supplemental Regulations), Section 35 (General Regulations), Subsection C (Swimming Pools) Subsections (2) and (4) is hereby amended, as follows:

§350-35.C

(2) All swimming pools shall be at least 15 feet from any property line. Pools are not permitted in front yard setback. ~~and shall be enclosed by a fence, wall or other substantial barrier not less than four feet high, with a self-closing, selflatching gate and of such a character as reasonable to prevent access to the pool.~~

(4) Pools must have a barrier installed that meets the minimum requirements of the Pennsylvania Uniform Construction Code.

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article VIII (Supplemental Regulations), Section 35 (General Regulations), Subsection F (Fences) Subsection (1) Regulations, is hereby amended, as follows:

§350.35.F

- (a) A permit shall be required to construct a fence in Chartiers Township; however, no permit is required for fences used for normal agricultural operation defined as the activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities, in accordance with the 3 P.S. Agriculture §952.
- (b) No fence in any zoning district shall be constructed in any public street, storm or sanitary sewer right-of-way. Any fence constructed in right of way or easements will be the property owners financial responsibility for removal.
- (c) Fences accessory to single-family dwellings shall be installed so that the finished side faces adjoining property.
- (d) Fences shall be located so as to not obstruct pedestrian access, visibility for traffic on adjacent streets or traffic entering or leaving the property or adjacent properties and shall comply with sight distances as required by Township Ordinances.
- ~~(e) Fences in agricultural districts may be located in the required rear and side yard setbacks and fences which contain openings equal to at least 75% of the surface area of the fence shall be permitted in the front yard setbacks.~~
- ~~(f) In residential zoning districts, a privacy fence (a fence that has openings that comprise less than 10% of the total surface area of the fence) may be erected behind the rear wall of the dwelling to screen a patio, deck or swimming pool, provided that the following requirements are met:~~
 - ~~[1] The maximum height of the fence shall not exceed six feet;~~
 - ~~[2] The fence is attached to the rear wall of the dwelling;~~
 - ~~[3] The fence does not encroach into the minimum required side yard setbacks;~~
 - ~~[4] The fence is located at least 20 feet from the rear of the property line.~~
- (e) ~~(g)~~ In residential (R-1 and R-2) and agricultural (A-1) zoning districts, a security fence ~~(a fence that has openings that comprise no less than 25% of the surface area of the fence, including but not limited to board fences, picket fences, chain-link fences and similar fences)~~ may be erected in the minimum required side or rear

yard setbacks, provided that the maximum height of the fence shall not exceed six feet.

- (f) ~~(h)~~ In residential (R-1 and R-2) and agricultural (A-1) zoning districts, a decorative fence ~~(a fence that has openings that comprise at least 75% of the surface area of the fence, including but not limited to split rail fences or wrought iron fences), whose purpose is to contribute to the landscaping and exterior design rather than to enclose property)~~ may be permitted in the minimum required front yard setbacks, provided that the maximum height of the fence shall not exceed four feet, ~~and further provided that the fence does not form a continuous enclosure of the perimeter of the front yard.~~
- (g) No privacy fences are permitted in the front yard. A privacy fence is a fence with slat spacing of less than one inch.
- (h) ~~(i)~~ In commercial zoning districts, the maximum height of a security fence shall be eight feet. Solid screening fences shall be permitted as otherwise provided in the Zoning Ordinance to screen dumpsters, loading docks and outside storage areas.
- (i) ~~(k)~~ In any zoning district, barbed wire or other hazardous fencing materials shall not be permitted in any zoning district unless there is a clear and present danger to the public (e.g., electrical power transformers, surface gas lines, etc.). Where permitted by the Board of Supervisors, the barbed wire shall not be installed on any fence less than eight feet in height. Alternate ornate security fences are preferred. Hazardous fence materials shall not be permitted in any residential zone.
- (j) If a fence is erected up to the lot line, the Township shall not be responsible to determine the location of the lot line. The owner of the subject property shall be responsible for determining the location of his lot lines and any claims which arise out of the erection of a fence shall be the responsibility of the person who erected the fence.
- (k) ~~(l)~~ In any zoning district, where properties with adjacent fences are installed, the owners of said properties shall maintain the area enclosed or separated by the fences from the yard setback line to the property line. ~~Township easement line.~~

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article VIII (Supplemental Regulations), Section 44 (Townhouse Subdivision Development), Subsection C is hereby amended, as follows:

~~B. Townhouse subdivision development will be allowed as a conditional use in R-2 Zoning District.~~

~~C. B.~~ The following additions to bulk and area requirements will be necessary:

- (1) Side yards, interior units: zero feet minimum.
- (2) Side yards, end units (end side): 15 feet minimum.

- ~~(3) Rear yard: 50 feet minimum.~~
- ~~(4) Building setback: 35 feet minimum.~~
- ~~(5) (3) Lot width: 16 feet minimum.~~
- ~~(6) (4) Lot area: 1,840 square feet minimum.~~
- ~~(7) (5) First-floor building area: 480 square feet minimum.~~

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article VIII (Supplemental Regulations), Section 44 (Townhouse subdivision development) Subsection C, Subsections (3) is hereby amended, as follows:

§350-44.C

- (3) Rear yard: ~~50 feet minimum.~~ Underlying zoning

The Code of Ordinances of Chartiers Township, Chapter 350 (Zoning), Article VIII (Supplemental Regulations), Section 48 (Oil and Gas Extraction), Subsection E (Conditions/Standards) Subsection (1) is hereby amended, as follows:

§350-48.E(1)

- (1) At least 30 days prior to initial development activities in the Township, the operator/applicant shall ~~attend a public~~ hold an informational meeting after submitting the information required by the section to the Township so the Board may review prior to that ~~public~~ meeting. The operator/applicant will allow for questions and answers related to the development plans thereto. The operator shall notify owners of real estate within 1,000 feet of contemplated oil and gas activity within the Township, the date, time and location of the meeting, and the approximate location of the proposed well site, well sites and compressor stations at least once, not more than 30 days and not less than seven days in advance of the meeting. If requested by Township, and if drilling activities continue for more than 12 months, the operator shall attend additional meetings and present information, but shall not be required to do so more often than annually, unless additional well sites not previously discussed at a public hearing are proposed.

SECTION 2. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 3. Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed

SECTION 4. Effective Date.

This Ordinance shall take effect in accordance with applicable law.

ORDAINED and **ENACTED** this _____ day of _____, 2026,
by the Board of Supervisors of the Township of Chartiers in lawful session duly assembled.

ATTEST:

TOWNSHIP OF CHARTIERS

Frank Wise
Secretary

By: _____
Harlan Shober
Chairman, Board of Supervisors

(SEAL)

Bronwyn Kolovich
Vice Chairman