

**TOWNSHIP OF DELAWARE
JUNIATA COUNTY, PENNSYLVANIA**

ORDINANCE NO. 02 OF 2025

**AN ORDINANCE OF DELAWARE TOWNSHIP, JUNIATA COUNTY,
PENNSYLVANIA AMENDING THE SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AND ZONING ORDINANCE, AS FOLLOWS:**

1. Zoning Ordinance; Article III, Section 303, Definitions, namely the definition of "Land Development"
2. Zoning Ordinance; Article III, Section 303, Definitions, namely the definition of "Uses Permitted"
3. Zoning Ordinance, Article IV, Section 403, General Zoning Requirements, Table 1: Land Uses, namely to allow a conditional use for Mini Warehouses in CI-A, Commercial Industrial A;
4. Zoning Ordinance; Article IV, Section 403, General Zoning Requirements, Table 2: Dimensional Standards, namely the setback requirements for I-A, Intensive Agriculture;
5. Subdivision and Land Development Ordinance, Article II, Definitions, Section 2.02 Specific Terms, namely the definition of "Land Development"; and

WHEREAS, Delaware Township adopted its initial Zoning Ordinance in August 2013; and

WHEREAS, Delaware Township adopted its Subdivision and Land Development Ordinance in 2005; and

WHEREAS, there have been various Ordinances adopted and enacted since then and the passage of time has resulted in amendment and clarification of the Ordinances set forth herein;

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Delaware Township Supervisors that the Zoning Ordinance shall upon adoption of this Ordinance be amended as follows:

**ARTICLE III
DEFINITIONS**

§303. Definitions

LAND DEVELOPMENT – Any of the following activities:

- A. The improvement of one (1) or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; except that multiple residences on a single parcel are not permitted and subdivision of such a parcel will be required so that only one residence is located on each parcel; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. Subdivision of land;
- C. "Land Development" does not include development which involves:
1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) dwelling units, unless such units are intended to be a condominium; except that multiple residences on a single parcel are not permitted and subdivision of such a parcel will be required so that only one residence is located on each parcel;
 2. The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or
 3. The addition or conversion of buildings or rides within the confines of a business establishment which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

USE – The purpose or activity for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

USE, PERMITTED – Any use allowed by right in a zoning district as regulated by this Ordinance, except that multiple residences on a single parcel are not permitted and subdivision of such a parcel will be required so that only one residence is located on each parcel.

USE, PRINCIPAL – The primary use of the lot, building or structure. There may be more than one (1) principal or main use on a lot when permitted by district regulations, except that multiple residences on a single parcel are not permitted and subdivision of such a parcel will be required so that only one residence is located on each parcel.

ARTICLE 4 ESTABLISHED ZONING DISTRICTS

§403 General Zoning District Requirements

Table 1: Land Uses

B. Non-Residential Use, Part 46, “Mini-Warehouse” is amended to provide for conditional use in the CI-A zoning district.

Table 2: Dimensional Standards

A. I-A is amended as follows:

Front Yard (Min. Feet per unit)	50
Side Yard (Min. Feet)	50
Rear Yard (Min. Feet)	50

BE IT ORDAINED AND ENACTED by the Delaware Township Supervisors that the Subdivision and Land Development Ordinance shall upon adoption of this Ordinance be amended as follows:

ARTICLE II DEFINITIONS

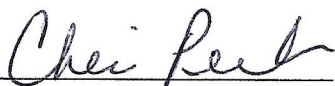
Section 2.02 Specific Terms.


Land Development: any of the following activities: (1) the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features. (2) A subdivision of land. (3) Development in accordance with Section 1.10.3 of this ordinance. Land Development for the purpose of building multiple residences on a single parcel is not permitted and subdivision of such a parcel will be required so that only one residence is located on each parcel.


DULY ENACTED and ORDAINED this 19th day of June, 2025, by the Board of Supervisors of Delaware Township, Juniata County, Pennsylvania in public session duly assembled.

ATTEST:

DELAWARE TOWNSHIP
BOARD OF SUPERVISORS


Secretary


Chair (Supervisor)


Supervisor


Supervisor