

**Clinton Township**  
**Ordinance No. 2021-07**  
**Amendments to Zoning Ordinance**  
**Article IV Section 185-52**

**Purpose**

The purpose of this Ordinance is to revise Article IV, Section 185-52 Paragraphs A and B of the Zoning Ordinance that pertain to additional standards set forth for new lots in Zoning Districts C (Conservation) and AC (Agricultural Conservation) so that the standards adopted with this Ordinance are more compatible with the goals set forth in the Township's Comprehensive Plan. Additionally, this Ordinance revises the first footnote on Tables 185-16B and 185-17B.

**New Section – 185-52 Additional Standards for new lots in C District and AC District [ Amended 8-26-2019 by Ord. No. 2019-04; 7-13-2020 by Ord. No. 2020-01; and 12-13-2021 by Ord. No. 2021-07.**

The C Conservation and AC Agricultural Conservation Districts are specifically designated to protect the Township's unique high-value farmland and identified environmentally sensitive areas. This is accomplished through large minimum lot sizes which prevent development into lots too small for the practice of viable agricultural operations. Such small lots can also become a danger to public health and safety due to stormwater runoff from impervious surfaces as well as other environmental hazards identified in the Township's Comprehensive Plan. In order to offer rural property owners, including farm owners, some opportunity for subdivision of their property, options are available to permit the creation of lots in these zoning districts as described below:

- A. Those property owners participating in the Butler County Farmland Preservation Program will have the opportunity to subdivide and create one (1) two-acre parcel containing the house to meet Commonwealth of Pennsylvania guidelines for preserved farmland.
- B. For all property owners owning property that is not part of the Farmland Preservation Program within the Conservation and Agricultural Conservation Districts, subdivision of their property is possible. Please refer to Table 185-16B if the property is situated in the Conservation District or Table 185-17B if the property resides in the Agricultural Conservation District.
- C. Any resultant subdivision of the parent tract in accordance with Paragraph A or B above must be noted on the final approved mylar drawing depicting the subdivision to be recorded in the Recorder's office at the Butler County Courthouse.

**Revision to Table 185-16B Footnote \*.**

\*See Section 185-52 for additional options for property included in the Farmland Preservation Program of Clinton Township and Butler County.

**Revision to Table 185-1&B Footnote \*.**

\*See Section 185-52 for additional options for property included in the Farmland Preservation Program of Clinton Township and Butler County.

**BE IT ORDAINED AND ENACTED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS this 13<sup>th</sup> day of December, 2021, that the preceding shall be enacted as an Amendment to the Clinton Township Zoning Ordinance Section 185.52.**

**ATTEST**

**CLINTON TOWNSHIP**

**BOARD OF SUPERVISORS**

*Manuel F. Hodorovic*

**Township Manager/Secretary**

(SEAL)



By: *[Signature]*

**Chairperson**

By: *[Signature]*

**Vice Chairman**

By: *[Signature]*

**Supervisor**