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## Chapter 21 — Zoning

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### Article I — Purpose and Interpretation

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## Article I – Purpose and Interpretation

### § 21-101 Short title.

This Chapter shall be known, and may be cited, as the “Alburtis Zoning Ordinance of 1975.”

[Ord. 415 10-29-2003]

### § 21-102 Purpose.

The purpose of this Chapter is to promote the public health, safety, morals and the general welfare of the present and future inhabitants of the Borough of Alburtis by:

- (a) Assuring maximum compatibility between all present and future land uses and making the wisest possible use of the limited land remaining in the Borough.
- (b) Selectively maintaining and increasing employment opportunities in the Borough.
- (c) Providing a variety of housing opportunities for a diversified population in the Borough.
- (d) Enhancing the quality of the Borough’s visual and natural environment and conserving valuable natural resources to make the Borough a safer, healthier and more pleasant place in which to live.
- (e) Realizing the downtown’s full economic potential by eliminating problems, by preserving and enhancing current assets, and by continuing and expanding business activities.
- (f) Facilitating the implementation of a safe and efficient transportation network to serve both local and regional traffic while minimizing the negative effects the network has on the natural environment and the quality of life in the Borough.
- (g) Promoting the widest possible range of public services with high quality and with maximum efficiency.
- (h) Carrying out the goals of the Alburtis Comprehensive Plan.
- (i) Continuing to make the Borough a place in which residents have a strong identity.
- (j) Preserving the natural, scenic, and historic values in the environment and preserving forests, wetlands, aquifers, and flood plains.
- (k) Preserving and assuring adequate light and air and access to incidental solar energy.

[Ord. 415 10-29-2003]

### § 21-103 Scope.

From and after the effective date of this Chapter, the use of all land and every building or portion of a building erected, altered with respect to height and area, added to, or relocated, and every use within a building or use accessory thereto, in the Borough of Alburdis, shall be in conformity with the provisions of this Chapter.

[Ord. 415 10-29-2003]

### § 21-104 Zoning Permits.

No construction or alteration of a principal building, no establishment of a use, and no construction or alteration of specified structures in this Chapter shall occur without a zoning permit issued by the Borough Zoning Officer.

[Ord. 415 10-29-2003]

### § 21-105 Interpretation.

In applying and interpreting the provisions of this Chapter, they shall be held to the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Chapter, the provisions of such statute, ordinance or regulation shall be controlling. Conversely, where the provisions of this Chapter impose greater restrictions than those of any statute or ordinance or regulations, the provisions of this Chapter shall be controlling.

[Ord. 415 10-29-2003]

### § 21-106 Commitment to Fair Housing.

The Borough of Alburdis is committed to promoting, through fair and lawful procedures, the opportunity for each person to obtain housing without regard to his/her race, color, religion, sex, handicap/disability, familial status, or national origin. This commitment is grounded upon a recognition of the right of every person to have access to adequate housing of his/her choice without regard to his/her race, color, religion, sex, handicap/disability, familial status, or national origin. All Borough ordinances shall be interpreted so as not to discriminate against any person on the basis of race, color, religion, sex, handicap/disability, familial status, or national origin in violation of the federal Fair Housing Act, 42 U.S.C. § 3601 *et seq.*, and the regulations issued thereunder.

[Ord. 516 01-06-2014]