

**BARRETT TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 178**

**AN ORDINANCE OF THE TOWNSHIP OF BARRETT, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, AMENDING THE BARRETT TOWNSHIP ZONING ORDINANCE NO. 175 OF 2013.**

**BE IT ORDAINED AND ENACTED** by the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania, pursuant to the general powers permitted by the Second Class Township Code (53 P.S. § 65101) and Section 609 of the Municipalities Planning Code (53 P.S. §10609), the following:

**SECTION 1. – TITLE. -**

This Ordinance shall be known and may be cited as the “Amendment to the Barrett Township Zoning Ordinance.”

**SECTION 2. – AMENDMENT TO ORDINANCE 175 OF 2013. -**

Article 13 (General Requirements), Section 1302 (Off-street parking) of Barrett Township Zoning Ordinance No. 175 of 2013 is hereby amended as set forth in the attached Exhibit 1, which is incorporated here by reference.

**SECTION 3. – SEVERABILITY. -**

The provisions of this Ordinance are severable. If any sentence, clause or section is for any reason found to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provisions had not been included herein.

**SECTION 4. – REPEALER. -**

All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

**SECTION 5. – EFFECTIVE DATE. -**

This Ordinance shall take effect five (5) days after the date of its enactment.

**ORDAINED AND ENACTED** into an Ordinance at a regular meeting of the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania, this 12<sup>th</sup> day of March, 2014.

**BOARD OF SUPERVISORS OF  
BARRETT TOWNSHIP**

\_\_\_\_\_  
Ralph Megliola, Chairman

*Loree Guthrie*

\_\_\_\_\_  
Loree Guthrie, Vice Chairman

*Paul Stotsenburg*

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Paul Stotsenburg, Secretary

*John Seese*

\_\_\_\_\_  
John Seese, Supervisor

*Patti O'Keefe*

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Patti O'Keefe, Supervisor

ATTEST:

*Paul Stotsenburg*

\_\_\_\_\_  
Secretary

(TOWNSHIP SEAL)

EXHIBIT 1

AMENDMENTS TO BARRETT TOWNSHIP ZONING ORDINANCE 175 OF 2013

1. Page 13-3: Delete parking requirement for C-15 Use, Campground.
2. Page 13-4: Amend E-12 Use from automotive body repair and paint shop to car wash.
3. Pages 13-4 to 13-5: Update numbering to match Article 10 and the Appendix.

E-14 = E-13

E-15 = E-14

E-16 = E-15

E-17 = E-16

E-18 = E-17

E-19 = E-18

E-20 = E-19

E-21 = E-20

4. Page 13-6: Delete parking requirement for H-11 Use, In-law suite.
5. Page 13-6: Update numbering to match Article 10 and the Appendix.

H-10 = H-9

H-12 = H-10

H-13 = H-11

H-16 = H-14

6. The table on pages 13-2 through 13-6 is amended as follows:

		used for service to customers, patrons, clients, guests or members; plus 1 additional space for each employee
C-7	Golf course	2 spaces per hole
C-8	Private club or community center	1 space for each 200 square feet of gross floor area
C-9	Child care facility	1 space per 5 children receiving day care
C-10	Hospital	1 space for every two beds
C-11	Nursing home/assisted living facility	1 space for every three beds
C-14	Detention facility	1 space for each employee on maximum shift; plus 1 space for every twenty-five inmates
C-15	Campground	1 space per campsite
D-1	Office	1 space for each 200 square feet of gross floor area
D-2	Medical office	1 space for each 150 square feet of gross floor area
E-1	Retail store	1 space for each 250 square feet of gross floor area
E-2	Large retail store	1 space for each 250 square feet of gross floor area
E-3	Service business	1 space for each 200 square feet of gross floor area
E-4	Financial establishment	1 space for each 200 square feet of gross floor area
E-5	Eating place	1 space for each 100 square feet of gross floor area
E-6	Eating place, drive in/thru	1 space for each 100 square feet of gross floor area
E-7	Repair shop	1 space for each 250 square feet of

		gross floor area
E-8	Motel, hotel, and inn	1 space for each guest room; plus 1 space for each 400 square feet of meeting area and restaurant space
E-9	Commercial recreation and entertainment	1 space for each 100 square feet of gross floor area
E-10	Service station	1 space for each 300 square feet of gross floor area
E-11	Automotive sales	1 space for each 200 square feet of floor area in the main display room
E-12	<del>Automotive body repair and paint shop</del> Car wash	1 space for each 300 square feet of gross floor area
E-1413	Shopping center	3.5 parking spaces for every 1,000 square feet of gross floor area
E-1514	Funeral home	1 space for each 300 square feet of gross floor area
E-1615	Veterinary office or clinic	1 space for each 300 square feet of gross floor area
E-1716	Flea market	1 space for each 200 square feet of sales area
E-1817	Tavern or bar	1 space for each 100 square feet of gross floor area
E-1918	Resort	1 space for each guest room; plus 1 space for every 400 square feet of meeting area and restaurant space; plus 1 space for every 1,000 square feet for convention facilities
E-20419	Adult-oriented use	1 space for each 100 square feet of gross floor area
E-2120	Bed and breakfast	1.5 space per guest room
F-3	Terminal	All parking shall be adequate as determined by the governing body

F-4	Telecommunications facility	2 spaces
G-1	Manufacturing	1 space for each 500 square feet of gross floor area
G-2	Research	1 space for each 500 square feet of gross floor area
G-3	Mini warehouse, mini storage	1 space for each 2,000 square feet of gross floor area
G-4	Printing	1 space for each 500 square feet of gross floor area
G-5	Contract services	1 space for each 500 square feet of gross floor area
G-6	Trades	1 space for every 250 square feet of gross floor area
G-7	Fuel storage and distribution	1 space for every 250 square feet of gross floor area
G-8	Building materials sale	1 space for every 250 square feet of gross floor area
G-9	Equipment storage yards	1 space for every 250 square feet of gross floor area
G-10	Truck terminal	1 space for every 250 square feet of gross floor area
G-11	Food processing	1 space for every 250 square feet of gross floor area
G-12	Recycling facility	1 space for every 250 square feet of gross floor area
G-14	Laundry, dry-cleaning or dyeing plant	1 space for every 250 square feet of gross floor area
G-15	Warehouse	1 space per 10,000 square feet of gross floor area
H-409	Accessory apartment	2 spaces per dwelling unit

H-11	In-law suite	1 space per living unit in addition to those required for the single-family residence
H-1210	Agricultural entertainment uses	All parking shall be adequate as determined by the governing body
H-1311	Accessory contractor or trade	1 space for every 250 square feet of gross floor area
H-1614	Dormitory	1 space for each two beds

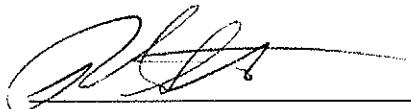
- E. Residential parking requirements. Parking spaces within garages shall not be used to meet the off-street parking requirement.
- F. Accessible parking spaces for disabled persons shall be in accordance with the federal requirements as set forth in the Americans with Disabilities Act.
- G. Reservation of nonresidential parking areas. In order to prevent the establishment of more parking spaces than are immediately needed, the Board of Supervisors may allow for a portion of the required parking area to be built at a later date, provided that the following conditions are met:
1. The parking lot design must designate sufficient space to meet the total parking requirement. The plan shall illustrate the layout for the total number of spaces.
  2. Seventy-five percent of the required spaces shall be built with the completion of the project. An area adequate to accommodate the remaining 25% may be reserved as open space until needed. The reserved area shall not include any required buffers, or yard areas in which parking would not be permitted under this chapter.
  3. A landscape plan for the reserved area shall be provided.
  4. The applicant shall establish a performance bond and an agreement shall be executed with the Township to construct the additional spaces if needed. This agreement shall apply to any future owners of the property.
  5. The reserved parking area cannot be used to meet the parking requirements for future expansions of the facility.
- H. For parking areas of five (5) or more vehicles, the area not landscaped and so maintained, including driveways, shall be graded and surfaced with asphalt or other suitable material.

*IN RE:*

**AN ORDINANCE OF THE TOWNSHIP OF BARRETT,  
COUNTY OF MONROE, AND COMMONWEALTH OF  
PENNSYLVANIA, AMENDING THE BARRETT  
TOWNSHIP ZONING ORDINANCE NO. 175 OF 2013.**

**CERTIFICATION**

I hereby certify that the attached Ordinance is a true and correct copy of an Ordinance enacted by the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania, on the 12<sup>th</sup> day of March, 2014.



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Paul Stotsenburg, Secretary  
Barrett Township Board of Supervisors  
993 Route 390  
Cresco, PA 18326

(TOWNSHIP SEAL)