

**JEFFERSON TOWNSHIP  
ORDINANCE NUMBER 2 OF 2024**

AN ORDINANCE OF JEFFERSON TOWNSHIP, LACKAWANNA COUNTY, PENNSYLVANIA, AMENDING THE JEFFERSON TOWNSHIP ZONING ORDINANCE OF DECEMBER 13, 2021, AND AMENDED SEPTEMBER 12, 2022.

**SECTION 1**

Article 2, Definitions, Section 203, Definitions is hereby amended to include Residential Subdivision Facilities and Amenities.

**RESIDENTIAL SUBDIVISION FACILITY OR AMENITY:**

A recreational area, community facility, or other physical improvement established as part of a subdivision and land development plan that is intended to serve the residents of such subdivision and land development and their guests. These common areas are to be maintained by an established property owner's association.

**SECTION 2**

Article 5, Zoning District Regulations, Section 502.1, Residential Use Table, is hereby amended to include Residential Subdivision Facility or Amenity as a Conditional Use (C) in all zones.

USES	A-1	S-1	R-1	R-2	R-3A	R-3	C-1	C-2	C-3	M-1	L-1
Residential Subdivision Facility or Amenity	C	C	C	C	C	C	C	C	C	C	C

**SECTION 3**

Article 8, Supplemental Regulations, Section 801 is hereby amended to include 801.60, Residential Subdivision Facility or Amenity regulations as follows:

**801.60 RESIDENTIAL SUBDIVISION FACILITY OR AMENITY**

**A. GENERAL REGULATIONS**

Residential subdivision facilities and amenities shall be considered a Conditional Use, regardless of the zoning district in which it is located. Such facilities shall be similar to, but not be limited to, maintenance buildings, electrical substations, sewage pump stations, playgrounds, meeting halls or clubhouses, community snack shops, recreation halls, multi-purpose trails, community gardens, centralized mail or garbage disposal facilities, swimming pools, athletic courts or fields, parks, religious facilities, and security or guard houses. The development of land for the purpose described herein shall be subject to the standards applicable to other similar uses set forth elsewhere in this ordinance or subject to standards adopted by the Board of Supervisors at the time of the Conditional Use Hearing. Such uses shall also be subject to the following standards:

1. The facilities and amenities shall only be permitted within the property lines of the subdivision.
2. The facilities and amenities shall be for the exclusive use of the residents of the subdivision and their guests

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3. The facilities and amenities shall be located on property owned by the property owner's association of the subdivision and shall be under the association's operation and control.
4. The Board of Supervisors may require such setbacks, screening and other protective devices as they may deem appropriate in individual cases.
5. Security or guard houses may be placed in road rights-of-way as needed.

**B. PARKING REQUIREMENTS**

Parking for all facilities shall be provided in accordance with existing township ordinances; however, as a conditional use is being considered, the Board of Supervisors may determine that parking requirements can be amended or waived for specific facilities and amenities based on the overall design, accessibility, and intended use. Such determinations shall be considered and evaluated based on the specific circumstances of each project, ensuring that the needs of the residents are met.