

ORDINANCE NO. ¹⁷⁰ OF 2025

**BUTLER TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA,
BY THE BUTLER TOWNSHIP BOARD OF SUPERVISORS AND
THE BOROUGH OF ARENDTSTVILLE, COMMONWEALTH OF
PENNSYLVANIA, BY THE ARENDTSTVILLE BOROUGH COUNCIL,
AMENDING AND SUPPLEMENTING THE ARENDTSTVILLE
BOROUGH AND BUTLER TOWNSHIP ZONING ORDINANCE
(ORDINANCE NO. 164 OF 2022, AS AMENDED)**

BE IT ENACTED AND ORDAINED by both Butler Township, Adams County, Pennsylvania, by the Butler Township Board of Supervisors, and by the Borough of Arendtsville, Adams County, Pennsylvania, by the Arendtsville Borough Council, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1: TEXT AMENDMENT

Article 2: Definitions, Section 201: Definitions, shall be amended by repealing and replacing the current definition of “Street” with the following:

Street* – Includes Street, avenue, boulevard, road, highway, freeway, parkway, lane, Alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether Public or Private. Streets are further defined and classified as follows:

1. **Alley/Service Street** – A minor way, whether or not legally dedicated, intended and used primarily for vehicular access to the rear or side of properties which abut on a Street, and not intended for the purpose of through vehicular traffic.
2. **Arterial** – Roadways that provide for a lower level of mobility than Highways while placing emphasis on access to land rather than to other arterial roadways. See “Minor Arterials” in Northwest Adams County Comprehensive Plan, 2010.
3. **Collector** – Streets designed to provide access between Residential Subcollector Streets and Arterial Street. Access is controlled by limiting curb cuts and providing marginal access areas.
3. **Highway** - Interstate Highways/Other Freeways and Expressways connect large population or employment centers. These can range from expressways to two-lane roadways. See “Principal Arterial Highway” in Northwest Adams County Comprehensive Plan, 2010.
4. **Local Residential** – Streets used primarily to provide access to more heavily traveled Streets for Abutting properties in internally developed areas. An average daily traffic (ADT) count of up to five hundred (500) trips is expected.
5. **Primary** – The Street that constitutes the Street Frontage for a property. For a property with two (2) or more Street Frontages, the Street from which the property is addressed. For a property with no Street Frontage, the Street from which the property is addressed.
6. **Residential Cul-de-Sac** – A Local Residential Street with only one vehicular traffic outlet. An average daily traffic (ADT) count of up to two hundred fifty (250) trips is expected.

7. **Residential Subcollector** – Streets providing connection between Local Residential Streets and Collector Street. An average daily traffic (ADT) count of up to one thousand (1,000) trips is expected.

SECTION 2: TEXT AMENDMENT

Article 15: Sign Regulations, Section 1505: Signs Permitted In the AP, LC, RR, R, and VR Districts, shall be amended by adding the following as Subsection C.:

C. For individual, nonresidential Uses of property other than Home Occupations located on an Arterial Road within the AP District, the following Freestanding Sign standards shall apply.

1. One (1) Freestanding Sign shall be permitted in accordance with the following requirements.
 - a. The maximum area containing the text of any one side of a Freestanding Sign shall not exceed sixty-four (64) square feet.
 - b. The total area containing the text of a freestanding or Projecting Sign, both sides, shall not exceed one hundred twenty-eight (128) square feet.
 - c. Any Freestanding Sign shall not exceed fifteen (15) feet in height and ten (10) feet in width.
 - d. No Freestanding Sign shall be located within 500 feet of another Freestanding Sign.
 - e. All Freestanding Signs shall be a minimum of 50 feet from all side and rear property lines.
 - f. All Freestanding Signs shall be set back a minimum distance from the street right-of-way line that is equal to the height of the sign or 10 feet, whichever is greater. Where the top of the sign is level, that is, perpendicular to a vertical plumb line, the height of the sign shall be determined by measuring the distance from ground level to the highest point on the sign nearest the street right-of-way. In cases where the top of the sign is slanted or of irregular elevation, the minimum required setback from the street right-of-way shall be equal to the distance from the highest point of the sign to the ground level.

SECTION 3: TEXT AMENDMENT

Article 15: Sign Regulations, Section 1505: Signs Permitted In the AP, LC, RR, R, and VR Districts, shall be amended by adding the following as Subsection D.:

D. The Signs authorized in 1505.C may include an Electronic Message Center component, provided that such a component complies with the Electronic Message Center standards established in Section 1508, with the exception that the Electronic Message Center component of the sign shall not exceed thirty-two (32) square feet, each side.

SECTION 4: TEXT AMENDMENT

Article 16: Parking and Loading Regulations, Section 1600: Required Parking Spaces, shall be amended by repealing the current number of required parking spaces in the chart for the corresponding uses with the number of required parking spaces below:

Single-Family Dwellings, including Attached (Townhouse), Detached, and Semi-Detached

Required Parking Spaces

3 per Dwelling Unit in Butler Twp

2 per Dwelling Unit in Arendtsville Borough

Am (AB)

Multi-Family Dwellings, including Apartments and Two Family (Duplex)

3 Per Dwelling Unit in Butler Twp

2 per Dwelling Unit in Arendtsville Borough

Am (AB)

SECTION 5: REPEALER

All other provisions of the previous Arendtsville Borough and Butler Township Zoning Ordinances, which are contrary to this Ordinance, are expressly repealed.

SECTION 6: SAVINGS CLAUSE

In all other respects, the Arendtsville Borough and Butler Township Zoning Ordinances shall remain as previously enacted and ordained.

SECTION 7: SEVERABILITY

The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause, or part thereof is, for any reason, held to be invalid or to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses, or part of this Ordinance.

SECTION 8: EFFECTIVE DATE

This Ordinance (Ordinance No. 170 of 2025) shall be effective on March 17, 2025.

March 17,

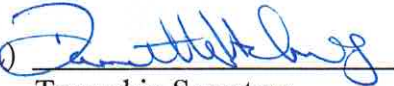
IN WITNESS WHEREOF, the present Ordinance has been duly enacted and ordained by the Butler Township Board of Supervisors this 10 day of March, 2025.

**BUTLER TOWNSHIP, COUNTY OF ADAMS, PENNSYLVANIA
BUTLER TOWNSHIP BOARD OF SUPERVISORS**

ATTEST

BY:

(SEAL)


Township Secretary


Edward Wilkinson, Chairman

IN WITNESS WHEREOF, the present Ordinance has been duly enacted and ordained by the Arendtsville Borough Council this 12th day of March, 2025.

**BOROUGH OF ARENDTSVILLE, COUNTY OF ADAMS, PENNSYLVANIA
ARENDTSVILLE BOROUGH COUNCIL**

ATTEST

BY:

(SEAL)


Borough Secretary


Jay Johnson, Council President


David Laughman, Mayor