

INTRODUCTION

The Washington Township Zoning Ordinance is a legal document, which places restrictions on the use and development of land in the Township for the purpose of achieving an orderly land use pattern and for the protection of the public health, safety, morals, and general welfare. The Ordinance divides the township into districts having different regulation relating to the use of buildings and land, the height of buildings, setbacks from the road, area of lots, parking and loading requirements, and sign regulations.

This Ordinance has been developed by a committee, which includes members of the Township Planning Commission, and Township Supervisor in conjunction with the planning directives set forth in the Township's current Comprehensive Plan.

The regulations in this Ordinance are not retroactive. They apply only to new development or changes proposed for old developments. Existing businesses and industry can continue to operate and ownership can be transferred regardless of the zoning district in which they are located. In addition, owners of lots, which are smaller than the minimum requirements specified in the Ordinance can build on them as specifically provided for in the Ordinance. Lots created after the adoption of the Ordinance, however, must be in conformity with its requirements.

It is recognized that the Zoning Ordinance cannot satisfy the needs and individual interests of every citizen in the Township. This is not its intent. The Zoning Ordinance is designed for the public welfare based upon a set of facts, objectives, and analyses described in the current Comprehensive Plan. As circumstances change, certain of these facts and analyses may require reconsideration. The Ordinance can be amended in the future to reflect such changes.