



**ORDINANCE 2025-243-2**

AN ORDINANCE of the Township of Harborcreek, Erie County, PA, Amending Harborcreek Township Zoning Ordinance 2025-243, modifying Article XVI, Planned Residential Development

**Section 1. Purpose.**

This amendment is enacted to include a Planned Residential Development with standards within the R3 Zoning District.

**Section 2. Section 1603 Ownership Requirements**

**A.** A minimum land area for a PRD shall be twenty (20) contiguous acres. The applicant for a PRD plan approval shall evidence a full ownership interest in the land. The evidence shall either be legal title or an executed binding sales agreement.

**B.** A minimum land area for a PRD within R3 Zoning District shall be fifteen (15) contiguous acres. The applicant for a PRD plan approval shall evidence a full ownership interest in the land. The evidence shall either be legal title or an executed binding sales agreement.

~~B.C.~~ The project shall be in single, legal as well as equitable, ownership prior to approval of the final development plan.

**Section 3. Section 1606 Standards and Requirements.**

Residential density shall be consistent with the following standards, based upon the zoning district underlying the proposed PRD.

Zoning District	Type	Allowable Dwelling units per Buildable Acre	Allowable Number of Dwelling Units per building
R1 Rural Residential (minimum 20 acres)	Single Family, Duplex, Triplex, Quadriplex, Townhouse designs	One (1) dwelling unit per each 40,000 square feet of buildable area	Four (4)
R2 Residential Districts and LF Lakefront Districts (minimum 20 acres)	Single Family, Duplex, Triplex, Quadriplex, Townhouse designs	One (1) dwelling unit per each 20,000 square feet of buildable area	Up to (8)
R2 Residential (minimum 20 acres)	Single Family, Duplex, Triplex, Quadriplex, and Multi-Story design (shall not exceed 3 stories)	One (1) dwelling unit per each 4,000 square feet of buildable area	Up to (36)
R3 Residential (minimum 15 acres)	Single Family Condominium	None	None

Section 4. Section 1607 Lot and Structure Requirements

A. **Lot Size:** There shall be no minimum lot size or lot width. However, every dwelling unit shall have access to a public street, court, walk or other area dedicated to public use. No structure or group of structures shall be erected within twenty-five (25) feet of any other structure or group of structures.

B. **Structures:** No single-family dwelling shall be closer than 15 ft. to another single-family dwelling within the R3 Residential Zoning District.

B.C. **Setback:** All structures on the perimeter of the development must be set back one hundred from property boundaries existing road centerlines and occupied single-family dwelling unit adjacent to the PRD as follows:

Zoning District	Distance of structures from property lines or road centerlines	Distance of structures from an occupied single family dwelling adjacent to the PRD	Distance of structures containing more than one dwelling unit from an occupied single family dwelling adjacent to the PRD
R1	100 Feet	200 Feet	300 Feet
R2 LF Lakefront	50 Feet	100 Feet	200 Feet
R2 (Multi-Story Structure)	50 Feet	200 Feet	500 Feet
<b>R3 Single Family Dwellings</b>	<b>40 Feet</b>	<b>70 Feet</b>	<b>None</b>

Section 5. Section 1610 Circulation and Parking

A. Vehicular access within the PRD shall be designed to permit smooth traffic flow with minimum hazard to vehicular or pedestrian traffic.

~~B. A pedestrian and bicycle circulation system shall be established to serve all elements within the development. The pedestrian and bicycle circulation system shall be reasonably segregated from vehicular traffic to provide separation of vehicular and pedestrian movement.~~

B.C. Streets in a PRD may be dedicated to public use or may be retained under private ownership and shall conform to the Subdivision and Land Development Ordinance and public and private improvements code.

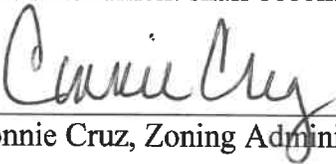
C.D. Parking for all uses or mixtures of uses shall conform to applicable sections of the Harborcreek Township Zoning Ordinance, Subdivision and Land Development Ordinance and public and private improvements code.

Section 6. Repealer.

Any provisions of any prior enactments, including any amendments of the original zoning ordinance, No. 2025-243, inconsistent with the provisions contained herein, are hereby repealed and replaced by these provisions. The remaining provisions of Ordinance 2025-243, and its amendments shall remain effective and should be interpreted consistent with the terms of this amendment.

BE IT HEREBY ENACTED AND ORDAINED this 4th day of June, 2025.

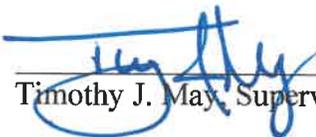
This amendment shall become effective 3 days after enacted.

  
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Connie Cruz, Zoning Administrator

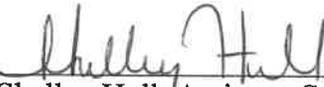
HARBORCREEK TOWNSHIP SUPERVISORS

  
\_\_\_\_\_  
Stephen S. Oler, Chairperson

  
\_\_\_\_\_  
Dean S. Pepicello, Supervisor

  
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Timothy J. May, Supervisor

ATTEST:

  
\_\_\_\_\_  
Shelley Hull, Assistant Secretary

I hereby certify that the foregoing ordinance was advertised in the Erie Times on May 19, 2025 and May 27, 2025 a newspaper of general circulation in the municipality and was duly enacted and approved as set forth at a regular meeting of the Harborcreek Township Board of Supervisors held on June 4, 2025.