

**WOODWARD TOWNSHIP, CLINTON COUNTY ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF WOODWARD TOWNSHIP, CLINTON COUNTY, TO UPDATE THE LOT, YARD and OPEN SPACES REQUIREMENTS FOR RURAL CENTER, RESIDENTIAL-LOW, RESIDENTIAL-MEDIUM and RESIDENTIAL-HIGH – SECTIONS 403, 404, 405 & 406**

WHEREAS, Woodward Township, is committed to protecting the health, safety, and welfare of its residents through thoughtful and responsible land use regulation; and

WHEREAS, there is a need to amend the Lot, Yard and Open Spaces Requirements in the Rural Center, Low Density Residential, Medium Density Residential, and High Density Residential Districts of the Township; and

WHEREAS, the Township wishes to permit small sheds in the aforementioned Districts to be subject of lesser setback requirements from the side and rear lot lines.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Woodward Township that the Woodward Township Zoning Ordinance shall be amended as follows:

Sections 403, 404, 405 & 406: Tables of Lot, Yard and Open Spaces Requirements for Rural Center, Low Density Residential, Medium Density Residential and High Density Residential:

The tables of permitted uses shall be amended to exclude sheds 144 square feet or less in size from the Accessory Structure setback requirements, applying a 2-foot setback for all such smaller sheds, and the attached Lot, Yard and Open Spaces Requirements tables shall be adopted.

**Effective Date.**

This Ordinance shall become effective twenty days after its adoption.

DULY ORDAINED AND ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the Board of Supervisors of Woodward Township, Clinton County, Pennsylvania in lawful session duly assembled.

ATTEST:

\_\_\_\_\_  
Kyle Coleman, Chairperson

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Mike Fetzer, Supervisor

\_\_\_\_\_  
John Barth, Supervisor

Section 404

**R-L LOW DENSITY RESIDENTIAL DISTRICT**

**Lot, Yard and Open Space Requirements**

Minimum Lot Requirements  
(See Section 602)

Minimum Yard Requirements  
(See Section 603)

Maximum Height Limitations  
(See Section 604)

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1. Minimum Lot Area Per Principal Structure or Use:

- a. Single-Family Detached & Two-Family Dwellings, and Conversion Apartments -
  - 1) On-Lot Sewage AND Water - 1 acre (43,560 sq. ft.) per dwelling unit.
  - 2) Public Sewer AND/OR Water - 15,000 sq.ft. per per dwelling unit.
- b. All Other Principal Uses - 15,000 sq.ft., except as provided otherwise below:
  - 1) Churches or Places of Worship - 1 acre.
  - 2) Public or Private Schools - 1 acre.
- c. Regardless of the minimums provided above, all lots shall meet the requirements of the PA Sewage Facilities Act and all other state and local sewage and water regulations.

2. Minimum Lot Width: (measured at building setback line)

- a. On-Lot Sewage AND Water - 150 feet.
- b. Public Sewer AND/OR Water - 100 feet.

3. Maximum Building Coverage: 20%.

1. Front Yard: 35 feet from edge of street right-of-way.

2. Side Yards:

a. Principal Structures -

- 1) On-Lot Sewage AND Water - 15 feet each side.
- 2) Public Sewer AND/OR Water - 10 feet each side.

b. Accessory Structures\* - 10 feet each side.

3. Rear Yard:

- a. Principal Structures - 25 feet.
- b. Accessory Structures\* - 10 feet.

\* For the purposes of the setback requirements herein, Accessory Structures shall not include sheds 144 square feet in size or less, which shall be subject to a 2-foot minimum setback for side and rear yards.

1. Principal Structures: 35 feet.

2. Accessory Structures: 20 feet.

3. Agricultural Structures: No maximum.

Section 405

**R-M MEDIUM DENSITY RESIDENTIAL DISTRICT**

**Lot, Yard and Open Space Requirements**

Minimum Lot Requirements  
(See Section 602)

Minimum Yard Requirements  
(See Section 603)

Maximum Height Limitations  
(See Section 604)

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1. **Minimum Lot Area Per Principal Structure or Use:**
  - a. **Residential Uses** -
    - 1) **Single-Family Detached Dwellings** - 7,500 sq. ft. per dwelling unit.
    - 2) **Two-Family Dwellings or Conversion Apartments** - 4,000 sq.ft. per dwelling unit.
  - b. **All Other Principal Uses** - 1/2 acre (21,780 sq.ft.), except as provided otherwise below.
    - 1) **Churches or Places of Worship** - 1 acre.
    - 2) **Public or Private Schools** - 1 acre.
  - c. **Regardless** of the minimums provided above, all lots shall meet the requirements of the PA Sewage Facilities Act and all other State and local sewage and water regulations.
2. **Minimum Lot Width:** (measured at the building setback line) 75 feet.
3. **Maximum Building Coverage:** 30%.

1. **Front Yard:** 25 feet from edge of street right-of-way.
  2. **Side Yards:**
    - a. **Principal Structures** - 10 feet each side.
    - b. **Accessory Structures\*** - 10 feet each side.
  3. **Rear Yard:**
    - a. **Principal Structures** - 20 feet.
    - b. **Accessory Structures\*** - 10 feet.
- \* For the purposes of the setback requirements herein, Accessory Structures shall not include sheds 144 square feet in size or less, which shall be subject to a 2-foot minimum setback for side and rear yards.

1. **Principal Structures:** 35 feet.
2. **Accessory Structures:** 20 feet.

Section 406

**R-H HIGH DENSITY RESIDENTIAL DISTRICT**

**Lot, Yard and Open Space Requirements**

**Minimum Lot Requirements  
(See Section 602)**

**Minimum Yard Requirements  
(See Section 603)**

**Maximum Height Limitations  
(See Section 604)**

**1. Minimum Lot Area Per Principal Structure or Use:**

**a. Residential Uses -**

**1) Single-Family Detached Dwellings -**

- a) On-Lot Sewage AND/OR Water - 30,000 sq. ft.) per dwelling unit.
- b) Public Sewer AND Water - 10,000 sq.ft. per dwelling unit.

**2) Two-Family Dwellings or Conversion Apartments -**

- a) On-Lot Sewage AND/OR Water - 20,000 sq.ft. per dwelling unit.
- b) Public Sewer AND Water - 6,000 sq.ft. per dwelling units.

**3) Single-Family Attached Dwelling Structures (Public Sewer AND Water Only) - 10,000 sq.ft. + 3,500 sq.ft. per dwelling unit.**

**4) Multi-Family Dwelling Structures (Public Sewer AND Water Only) - 10,000 sq.ft. + 3,500 sq.ft. per dwelling unit.**

**5) Mobile Home Parks - 2 acres.**

**b. All Other Principal Uses - 10,000 sq.ft. except as provided otherwise below.**

- 1) Churches or Places of Worship - 1 acre.
- 2) Nursing or Personal Care Homes - 1 acre.

c. Regardless of the minimums provided above, all lots shall meet the requirements of the PA Sewage Facilities Act and all other State and local sewage and water regulations.

**1. Front Yard: 30 feet from edge of street right-of-way.**

**2. Side Yards: \***

- a. Principal Structures - 10 feet each side.
- b. Accessory Structures \* - 10 feet each side.

**3. Rear Yard:**

- a. Principal Structures - 25 feet.
- b. Accessory Structures \* - 10 feet.

\* NOTE: No side yard shall be required where approved fireproof common walls are used.

**1. Principal Structures: 35 feet.**

**2. Accessory Structures: 20 feet.**

\* For the purposes of the setback requirements herein, Accessory Structures shall not include sheds 144 square feet in size or less, which shall be subject to a 2-foot minimum setback for side and rear yards.

**2. Minimum Lot Width: (measured at building setback line)**

- a. On-Lot Sewage AND/OR Water - 100 feet.
- b. Public Sewer AND Water -

- 1) Single-Family Detached Dwellings - 80 feet.
- 2) Single-Family Attached Dwelling Structures - 20 feet per dwelling unit (+ applicable side yard requirements for end units).
- 3) Multi-Family Dwelling Structures & Other Principal Uses - 100 feet.

**3. Maximum Building Coverage: 35%.**

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Section 403

**RC RURAL CENTER DISTRICT**

**Lot, Yard and Open Space Requirements**

**Minimum Lot Requirements  
(See Section 602)**

**Minimum Yard Requirements  
(See Section 603)**

**Maximum Height Limitations  
(See Section 604)**

**1. Minimum Lot Area Per Principal Structure or Use:**

- a. Residential Uses - 1 acre (43,560 sq.ft.) per dwelling unit.
- b. All Other Principal Uses - 1 acre, except as provided otherwise below.
  - a. Raising of Livestock or Poultry - 2 acres.
  - b. Outdoor Commercial Recreation Uses - 2 acres.
  - c. Public or Private Schools - 2 acres.
- c. Regardless of the minimums provided above, all lots shall meet the requirements of the PA Sewage Facilities Act and all other state and local sewage and water regulations.

**2. Minimum Lot Width:** (measured at building setback line) 150 feet.

**3. Maximum Building Coverage:** 20%.

**1. Front Yard:** 25 feet from edge of street right-of-way.

**2. Side Yards:**

- a. Principal Structures - 15 feet each side.
- b. Accessory Structures \* - 10 feet each side.

**3. Rear Yard:**

- a. Principal Structures - 25 feet.
- b. Accessory Structures\* - 10 feet.

\* For the purposes of the setback requirements herein, Accessory Structures shall not include sheds 144 square feet in size or less, which shall be subject to a 2-foot minimum setback for side and rear yards.

**1. Principal Structures:** 35 feet.

**2. Accessory Structures:** 25 feet.

**3. Agricultural Structures:** No maximum.

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