

**ARTICLE 23 - AMENDMENTS****SECTION 2300     POWER OF AMENDMENT**

The Board of Supervisors may, from time to time, amend, supplement, change, modify or repeal this Ordinance, including the Zoning Map, Flood Hazard District Map, and/or the Steep Slope Conservation District Map in accordance with the procedures established by the Municipalities Planning Code and in accordance with the procedure hereinafter set forth.

**SECTION 2301     AMENDMENT PROCEDURE**

Proposals for amendment or change may be initiated by petition of one (1) or more owners of property to be affected by the proposed amendment, subject to the following provisions:

- A.** Every such proposed amendment or change shall be submitted to the Board of Supervisors who shall refer every proposal to the Township Planning Commission for recommendation. Amendment procedures as set forth in the Municipalities Planning Code shall be followed.
- B.** Each such proposed amendment shall be resolved in accordance with the following standards and criteria to insure that:
  - 1. The proposed use is consistent with the purpose of the Article whereby it is permitted, the overall purpose of the Zoning as contained in Article 1, and all other applicable provisions of this Ordinance.
  - 2. The proposed use will satisfy all of the relevant provisions and requirements of the Edgmont Township Subdivision and Land Development Ordinance and any other applicable codes, ordinances, and/or regulations.

3. The proposed use and its location are consistent with the Comprehensive Plan.
4. There is a demonstrated need for the proposed use and that it will contribute to the maintenance of the health, safety, morals and general welfare of the Township.
5. The proposed use is consistent with the nature of the uses existing on any immediately adjacent properties; and, it will not detract from, or cause harm to neighboring properties and will be maintained in a manner in keeping with the character of the neighborhood.
6. The proposed use is consistent in concept and design with other amendments for which approval has been heretofore granted.
7. The proposed use is consistent with the logical extension of public services, and will not measurably affect the public services and utilities of the surrounding properties.
8. Any proposed construction will be consistent with sound design, engineering and land development practices, and is in keeping with the character of construction within the neighborhood.
9. The proposed use will provide safe and adequate access to roads and public services (existing or proposed) and will not result in excessive traffic volumes, or will make any improvements needed to guarantee compatibility with adjacent roads and public services.
10. The proposed use has provided for adequate sanitation.
11. The proposed use will provide for adequate screening as determined by the Board of Supervisors; parking according to Article 17, signage according to Article 18, and all Environmental Controls in Article 19, Section 1914.

**C. Public Hearings.**

1. Before voting on the enactment of an amendment, the Board of Supervisors shall hold a public hearing thereon, pursuant to public notice as defined by this Ordinance and the content of such notice shall be in accordance with Section 610 of the Pennsylvania Municipalities Planning Code. In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Planning Commission at least thirty (30) days prior to the hearing on such proposed amendment to provide the Planning Commission an opportunity to submit recommendations. If, after any public hearing held upon an amendment, the proposed amendment is changed substantially, or is revised, to include land previously not affected by it, the Board of Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment. The Township shall submit the proposed amendment to the DCPD at least thirty (30) days prior to the Public hearing on the amendment. Within thirty (30) days after enactment, a copy of the amendment to the Zoning Ordinance shall be forwarded to the County Planning Department.
  
2. If the proposed amendment involves a zoning map change, the affected tract or area shall be posted in accordance with the MPC. In addition, the Township shall notify the governing body of all municipalities contiguous to the municipal boundaries of the Township of the hearing on the proposed zoning map change and shall offer said governing body(ies) the opportunity to appear and comment.