

ORDINANCE No 98

AN ORDINANCE OF COOLSPRING TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, AMENDING THE COOLSPRING TOWNSHIP ZONING ORDINANCE BY REVISING SECTION 201 (DEFINITIONS) AND SECTION 600 (ALL DWELLINGS) TO REMOVE THE MINIMUM DWELLING UNIT FLOOR AREA REQUIREMENT, CONSISTENT WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND APPLICABLE CASE LAW.

WHEREAS, The Board of Supervisors of Coolspring Township hereby finds and affirms as follows:

A. The Pennsylvania Municipalities Planning Code (MPC) authorizes municipalities to enact and amend zoning ordinances to promote the public health, safety, morals, and general welfare, including the provision of a variety of housing types.

B. Section 604 of the MPC requires zoning ordinances to provide for the use of land within the municipality for residential housing of various dwelling types and does not mandate minimum dwelling unit floor area requirements.

C. Pennsylvania courts have held that zoning regulations must not have the purpose or effect of excluding basic forms of housing and must reasonably accommodate housing needs within a municipality.

D. The Township's existing minimum dwelling unit floor area requirement is not necessary to protect public health, safety, and welfare.

E. The Board of Supervisors finds that removal of the minimum dwelling unit floor area requirement will promote housing diversity, affordability, and flexibility while continuing to ensure compliance with applicable federal, state, and local construction and safety standards.

F. This amendment is intended to maintain consistency with the MPC, avoid exclusionary zoning practices, and preserve the Township's ability to accommodate a full range of lawful residential dwelling types.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolspring Township, Mercer County, Pennsylvania, and it is hereby ordained and enacted as follows:

Section 1.

Section 201 – Definitions of the Coolspring Township Zoning Ordinance is hereby amended by revising the definition of Dwelling Unit to read as follows:

Dwelling Unit

A building or portion thereof arranged and used for residential occupancy, providing complete housekeeping facilities for one family. The term shall include all structures designed for and/or used for living purposes, including single-family dwellings, manufactured homes, mobile homes, prefabricated dwellings, and similar factory-built or portable residential structures. All dwelling units shall comply with applicable federal, state, and local construction, safety, and habitability standards, including the U.S. Department of Housing and Urban Development's Manufactured Housing Standards, where applicable.

Section 600 – All Dwellings, and specifically Section 600.01, is hereby amended as follows:

600.01 Minimum Floor Area

RESERVED.

The former requirement establishing a minimum dwelling unit floor area of seven hundred fifty (750) square feet is hereby repealed.

Section 2. SEVERABILITY

If any provision, section, sentence, clause, or part of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions of this Ordinance.

Section 3. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. EFFECTIVE DATE

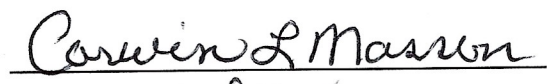
This Ordinance shall take effect five (5) days after enactment according to law.

ENACTED AND ORDAINED

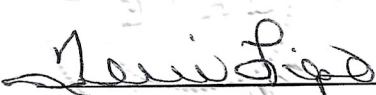
this 3rd day of August, 2026, by the Board of Supervisors of Coolspring Township, Mercer County, Pennsylvania, in lawful session duly assembled.

COOLSPRING TOWNSHIP Board of Supervisors


Kenneth Struthers


Corwin Masson


Drew Shaffer



Terri Ligo, Sec. Attest Signatures