



---

# TOWNSHIP OF HALFMOON

100 MUNICIPAL LANE · PORT MATILDA, PA 16870

TELEPHONE : (814) 692-9800

www.halfmoontwp.us

---

## **NON-CONFORMING USE REGISTRATION INFORMATION**

In reference to Article XII of the Halfmoon Township Zoning Ordinance the following is required to register a non-conforming use:

### **§ 255-59 Nonconforming lots of record.**

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this chapter, notwithstanding limitations imposed by other provisions of this chapter.

A. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Zoning Hearing Board.

B. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be registered with the Zoning Officer. Such lots shall be permitted to be developed subject to the regulations as stated in Subsection A for a period of five years from the effective date of the amendment of this chapter. Thereafter, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.

C. Lots which fail to meet minimum area requirements may be expanded to include adjacent lots with continuous frontage in single ownership.

### **§ 255-61 Registration of nonconformities.**

In order to administer this chapter, the Zoning Officer shall identify and register all nonconforming lots, uses, and structures and shall receive application for registration of all nonconforming lots, uses and structures from the owner of record of such nonconformities. The Zoning Officer will issue a certificate of nonconformity for such use, structure, or lot after investigation of all supporting information submitted to prove such nonconformity does exist.



---

# TOWNSHIP OF HALFMOON

100 MUNICIPAL LANE · PORT MATILDA, PA 16870

TELEPHONE : (814) 692-9800

www.halfmoontwp.us

---

## APPLICATION FOR NON-CONFORMING USE REGISTRATION

**Owner of Property of Record:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Record Book and Page:** \_\_\_\_\_

**Subdivision Name:** \_\_\_\_\_

**Lot Number:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Contact Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Description of Property:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Type of Use to be registered:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature and date of authorized owner or agent**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Zoning Officer Signature**

\_\_\_\_\_  
**Date**

If more space is required, please list additional comments or concerns on an attached sheet of paper.