HOPEWELL TOWNSHIP MARKET ASSESSMENT PROPERTY/ZONING INFORMATION 2013

HOPEWELL TOWNSHIP DEVELOPMENT POTENTIALS

February 2013 PREPARED BY: JOHN BATES, ZONING OFFICER

Hopewell Planning and Zoning 1700 Clark Blvd. Aliquippa, PA 15001 (724) 375-3112

FORWARD

The following pages contain information relating to undeveloped parcels or parcels that are currently being used for limited residential purposes in Hopewell Township. The purpose of the listings in this report is to identify tracts of land with development potential along the Route 60 corridor. The current Zoning designations of these lands vary, however, is predominately Residential-Agricultural (R-1). Other lands identified in various locations of the Township with development potential are zoned Industrial, Industrial Park, Riverfront Industrial District or Special Growth District. Property owners are listed and identified by tax parcel number with accompanying maps. A Township Official Zoning Map is included. Also, some current Hopewell Township characteristics and demographics are given.

With that in mind, please be advised that any and all information concerning new development within Hopewell Township including planning, zoning, subdivision regulations, planned residential developments and the accompanying procedures and permits are available at the Hopewell Township Planning and Zoning Office, Hopewell Township Municipal Building, 1700 Clark Blvd., Aliquippa, PA 15001 or at <u>www.hopewelltwp.com</u>

Moreover, please do not hesitate to contact the Zoning Office and Zoning Officer John Bates at 724-375-3112, x107 or at zoningofficer@hopewelltwp.com

<u>Hopewell Township Properties Located</u> <u>Along the RT. 60 Corridor</u>

- 1. **65-193-284-000-1** H. R. Lewis 100 Lincoln Highway Imperial, PA 15126
- 2. **65-193-0287-000-1** Milan Gruber 1045 Temple Road Monaca, PA 15061
- 65-193-0276-000-1
 William Anzur
 970 Independence Road Aliquippa, PA 15001
- 4. **65-193-0277-000-1** Russell Werme 4216 Orchard Street Aliquippa, PA 15001
- 5. **65-193-0263-001-1** Edward Silvy 1470 Carson Drive Ambridge, PA 15003
- 65-193-0262-000-1 Mark Devich
 920 Independence Road Aliquippa, PA 15001
- 7. **65-193-0278-000-1** Michael S. Kicos 402A Bethlehem Church Road Aliquippa, PA 15001
- 65-193-0245-000-1
 Neil W. Bronson Jr.
 1282 Oakridge Road
 McDonald, PA 15057

- 9. **65-193-0243-000-1** Neil Bronson 1282 Oakridge Road McDonald, PA 15057
- 10. **65-193-0241-005, 006** Lela Grace & Nancy Wuttur 1182 Airport Road Aliquippa, PA 15001
- 11. **65-193-0241-000-1** Paul M. Zurynski 120 W. Woodland Drive Aliquippa, PA 15001
- 12. **65-193-0216-000-1** E. D. Lewis 100 Lincoln Highway Imperial, PA 15126
- 13. **65-193-0335-001** Russell Dobish 3182 Green Garden Rd Aliquippa, PA 15001

Rt. 60 Corridor Properties, continued.

- 13. **65-203-0103-000-1** Robert Bryson 2212 Bryson Road Aliquippa, PA 15001
- 14. **65-203-0103-003-1** Robin Spratt & Wm. Bryson 2878 Brodhead Road Aliquippa, PA 15001
- 15. **65-203-0177-000-1** George Jacoby 167 Davidson Lane Aliquippa, PA 15001
- 16. **65-203-0174-000-1** William Miller 162 Davidson Lane Aliquippa, PA 15001
- 17. **65-203-174-001** Ben Koda 152 Davidson Lane Aliquippa, PA 15001
- 18. **65-203-0172-000-1** Ben Koda 148 Davidson Lane Aliquippa, PA 15001
- 19. **65-203-0173-000-1** Lester Fraser 118 Grace Lane Coraopolis, PA 15108
- 20. **65-203-0158-000-1**

Patricia Reilly 11756 North Lake Drive Boynton Beach, Fl 33436

- 21. **65-203-0157-000-1** James Morrow 127 Gringo Independence Rd. Aliquippa, PA 15001
- 22. **65-203-0108-000-1** Raymond Atwell 3030 Kane Road Aliquippa, PA 15001
- 23. **65-203-0108-002** Richard Mowad 3036 Kane Road Aliquippa, PA 15001
- 24. **65-203-0110-000** Barbara Mowad 3042 Kane Road Aliquippa, PA 15001
- 25. **65-203-0207-000** Richard & John Barancho 124 Bryson Road Aliquippa, PA 15001
- 26. **65-203-0149-000-1** Wayne Livingston McCoy 1501 Devereux Drive Dayton, Ohio 45419

Undeveloped Industrial Properties

tax parcel 65-203-0138-000-1 Lighted Arrow Properties c/o John Bona PO Box 643804 Vero Beach, FL 32964 46 Acres Special Growth District

2. tax parcel 65-203-0139-000-1 Beers, Milton, Schultheis & ETAL 118 East Wildwood Drive Springport, IN 13.9 Acres Special Growth District

3. 65-043-0242-005

Michael Kicos 402A Bethlehem Church Road Aliquippa, PA 15001 Lot 5 Airport Industrial Park

4. 65-204-0106-000-1

Three Rivers Real Estate c/o John Staley Unit # 1614 8355 Heritage Link CT Naples, FL 34112 97.5 Acres, Laural Road, Industrial Park District

5. 65-193-0277-000-1

Russell & Sarah Werme 4216 Orchard Street Aliquippa, PA 15001 107 Acres, Industrial Park Zoning

6. 65-193-0333-000-1

Carolyn Pollack Kruel 100 Farm Lane Aliquippa, PA 15001 10 Acres, Industrial District

7. 65-174-300, 300.1, 300.2, 301, 301.1, 301.2, 302

CJ Betters / Bet-Tech International 100 Bet-Tech Drive Aliquippa, PA 15001 Riverfront Industrial District

8. 65-050-

Beaver County Corporation for Economic Development 250 Insurance Street, Beaver, PA 15009 Hopewell Business & Industrial Park, Commerce Way, Phase III

Hopewell Business & Industrial Park Owners & Tenants

Commerce Way

100 Selectrode Industries, Inc. `

Corporation Drive

Pharmacare NFF Avionics PROCEQ USA Inc. Corrosion Fluids Products Inc. Laurence Friedman, MD Liberty Dialysis Matthew Pesacreta, MD Service Link Corporation Teredesal McCann Associates Pradip R. Teredesal, MD Allen Wolfert, MD Qizhi Xie, MD Debo Moving & Storage Inc. Sardello's Inc.

Industrial Blvd.

Lincoln Electric Co. Non-Destructive Testing Group,LLC Moderne Glass Co. Inc Promark Ond Mktg Service Inc. Heritage Valley Services Service Link Ruth Henry, MD The Medical Center, Hopewell Industrial Automation Services, Inc.

Hopewell Township Quick Stats

1st Class Township, Incorporated 1812

Total Acres	10,954
Land Acres	10,824
Square Miles	17.12
Water Acres	130

As of 2012, Township Population 12,593

Median Income is \$42,065

Median Family income is \$52,521

Medium Home Cost \$129,400.00

Twp. Per Capita Income is \$20,802

Beaver County Assessed Value \$160,839,182

Unemployment Rate is 6.90 %, (US Ave. is 8.60%)

Township Schools spend \$6,046 per student (US Ave is \$5,691)

Miles of State Roads 50

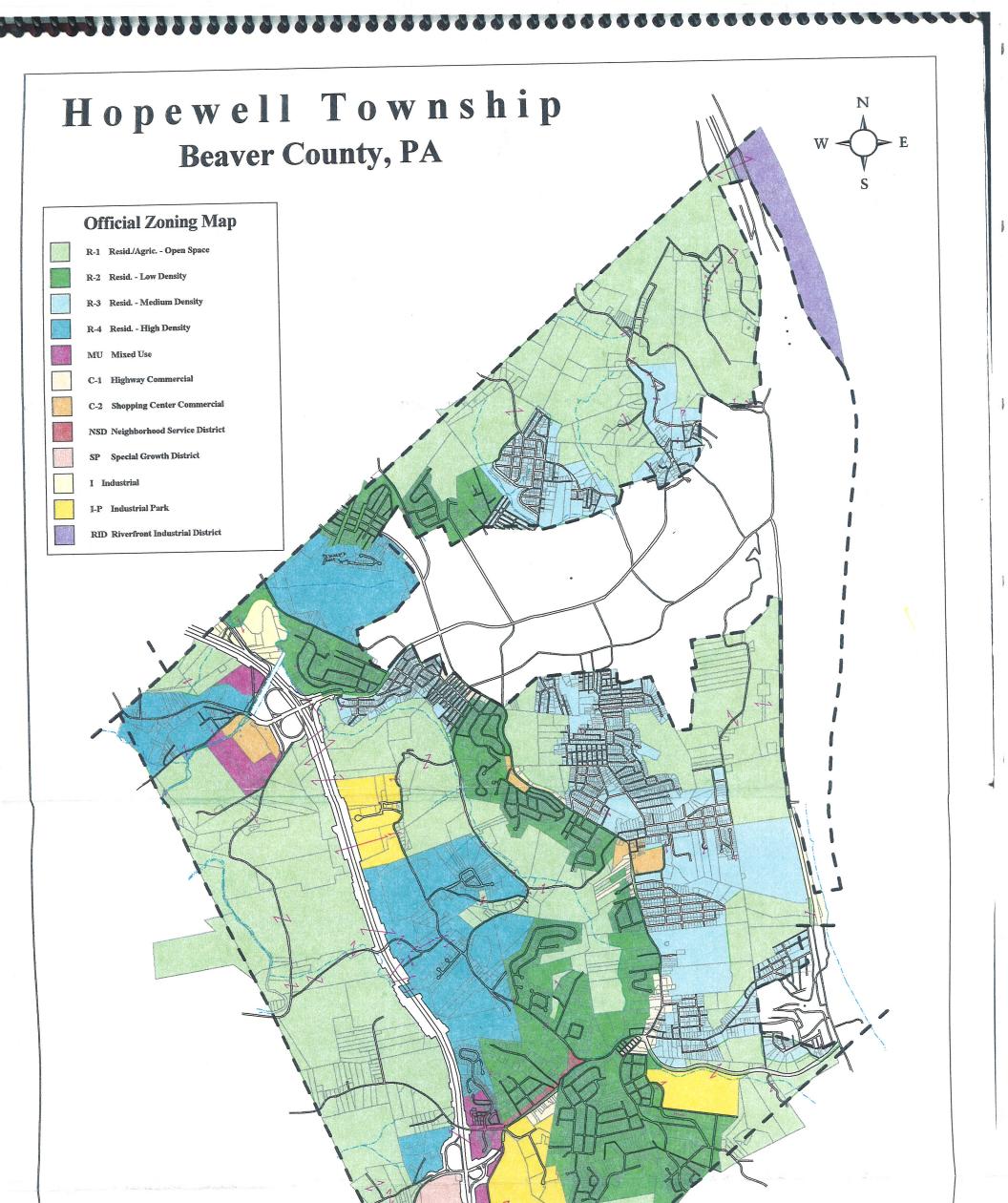
Miles of Township Roads 75

Interstate I 376 traverses the Westerly Side of the Township, North & South and includes two (2) Interchanges / Hopewell Exit 48 and Aliquippa Exit 45.

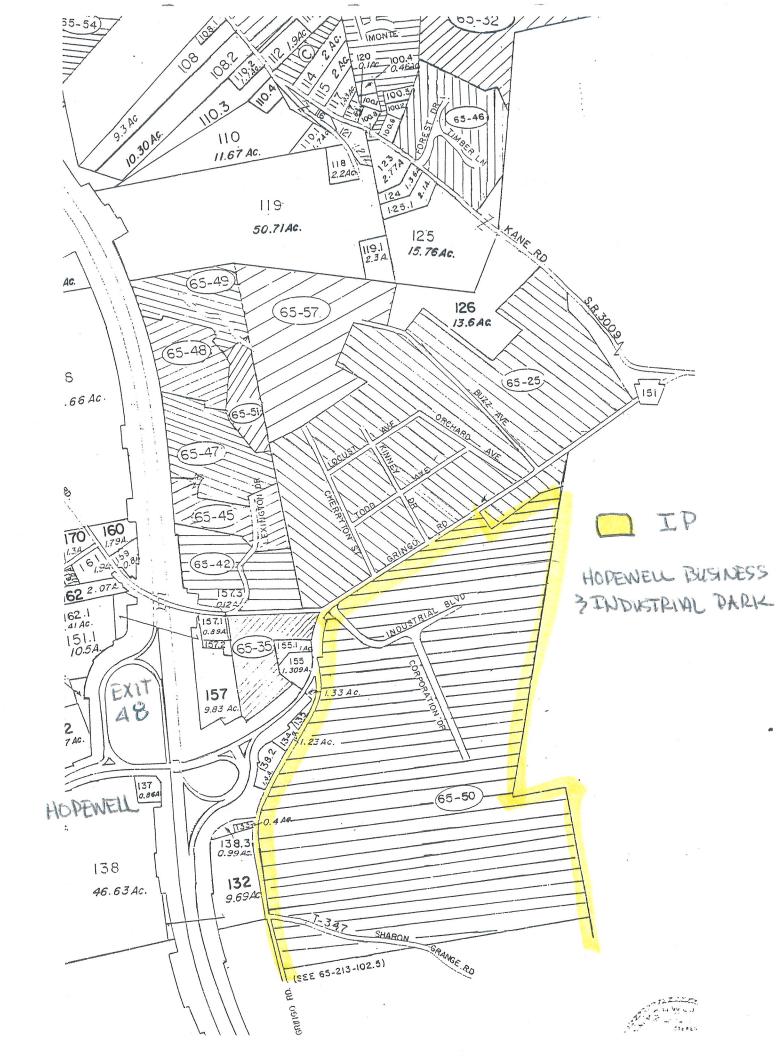
Zoning District	Area of District in Square Feet	Area of District in Acres	Percentage of Total Township Land Area
C - 1	4675647.066	107.338	0.98%
C - 2	3388348.012	77.786	0.72%
I	11463382.058	263.163	2.39%
I - P	16757554.487	384.701	3.50%
MU	6156451.027	141.333	1.29%
NSD	4164861.501	95.612	0.87%
R - 1	245788432.382	5642.526	51.35%
R - 2	71670818.033	1645.336	14.97%
R - 3	62981528.032	1445.857	13.16%
R - 4	50095073.477	1150.025	10.47%
R - C	1525689.490	35.025	0.32%

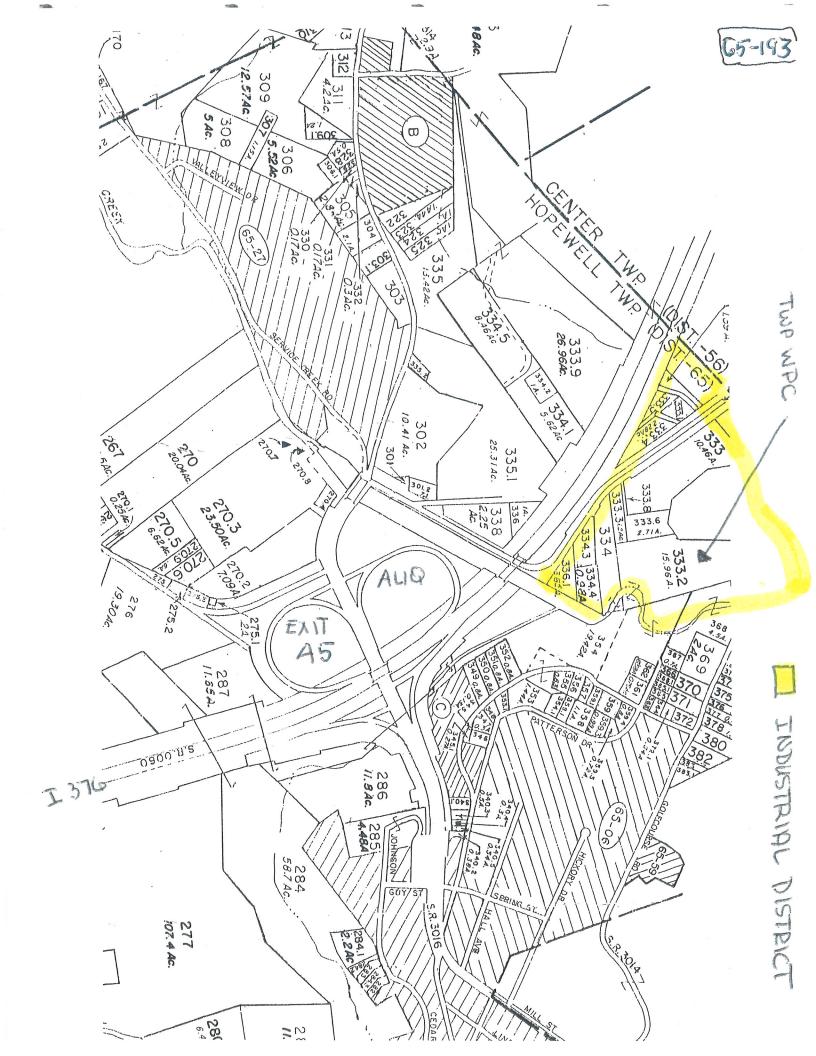
Hopewell Township is 17.1 square miles or 10,988.700 arces

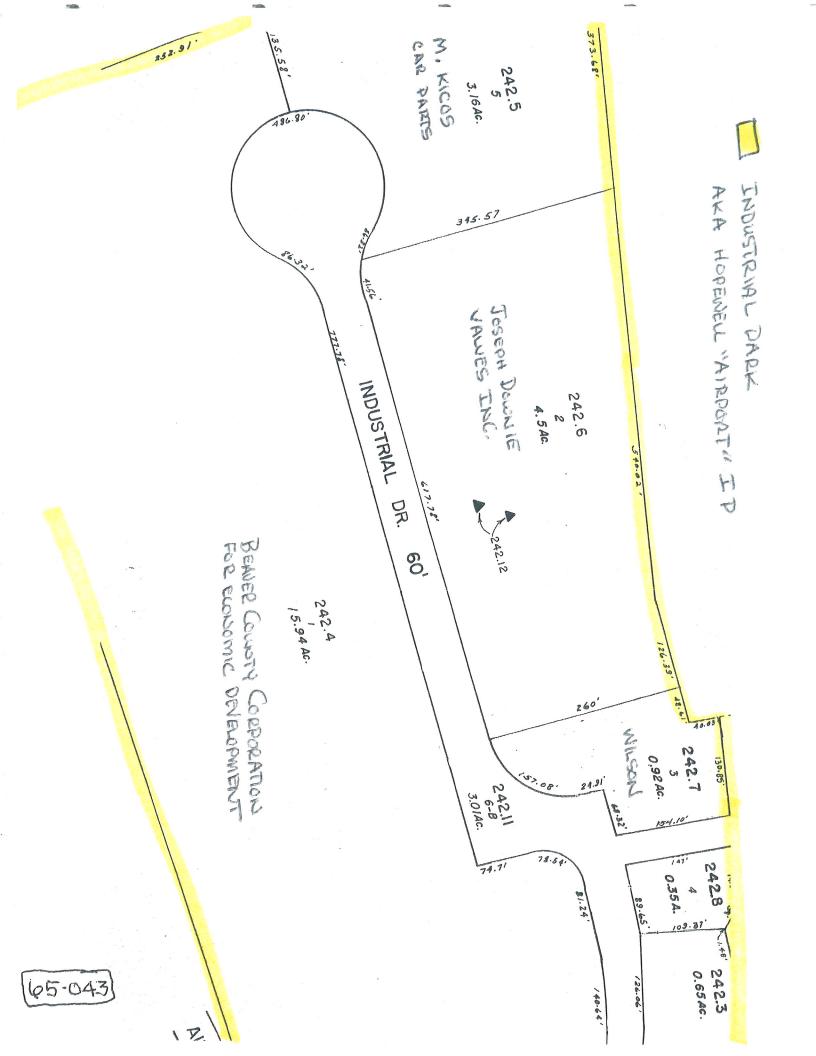
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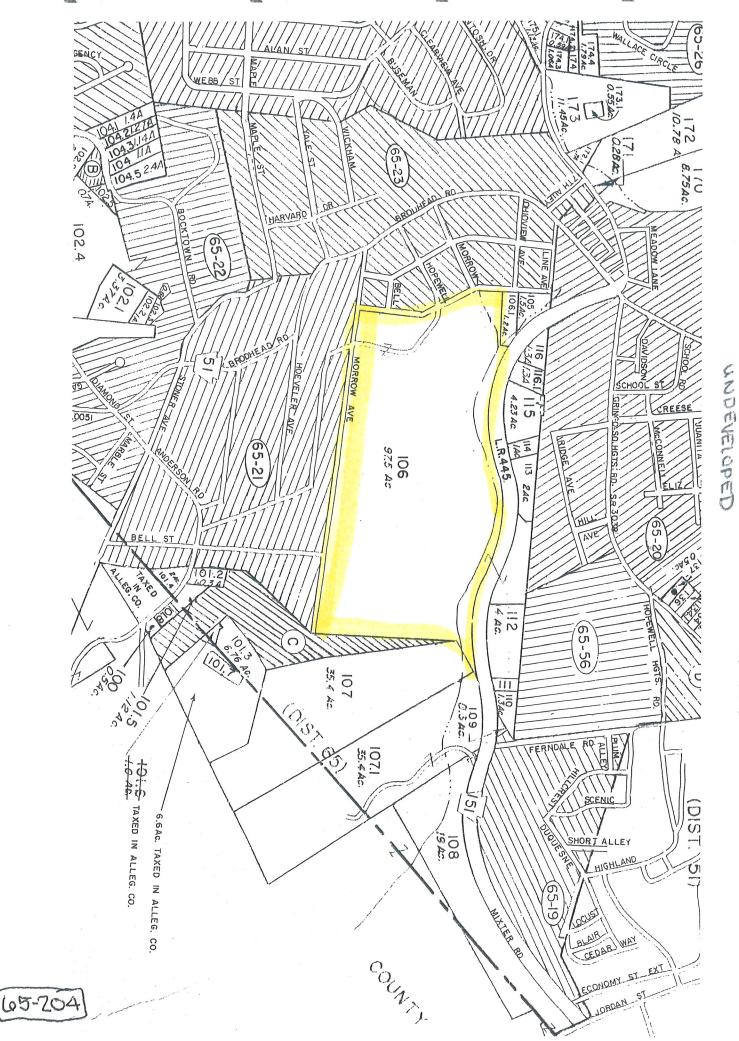


CERTIFICATION Official Zoning Map We the undersigned do herby certify this map to be the official zoning map and it is September 2003 a part of the Zoning Ordinance of the Township of Hopewell as adopted by the Board of Commissioners Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, this ____ day of __ 20 **Scale in Miles** CHAIRMAN OF THE BOARD OF COMMISSIONERS .4 .6 SECRETARY ATTESTED:



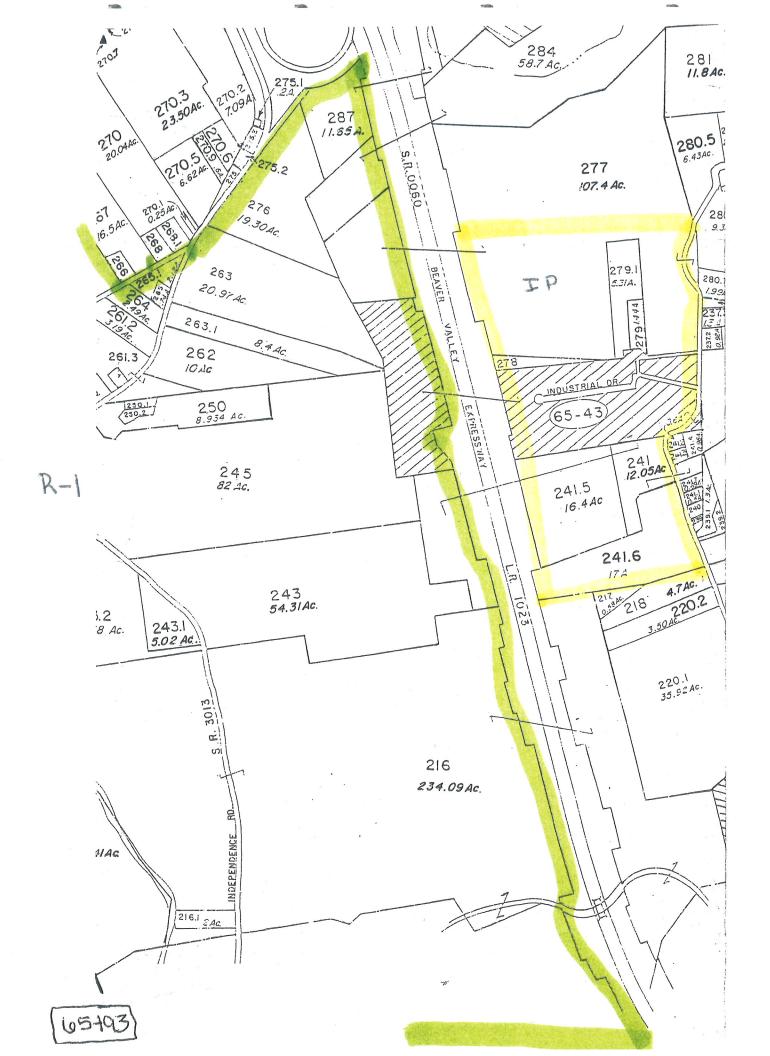


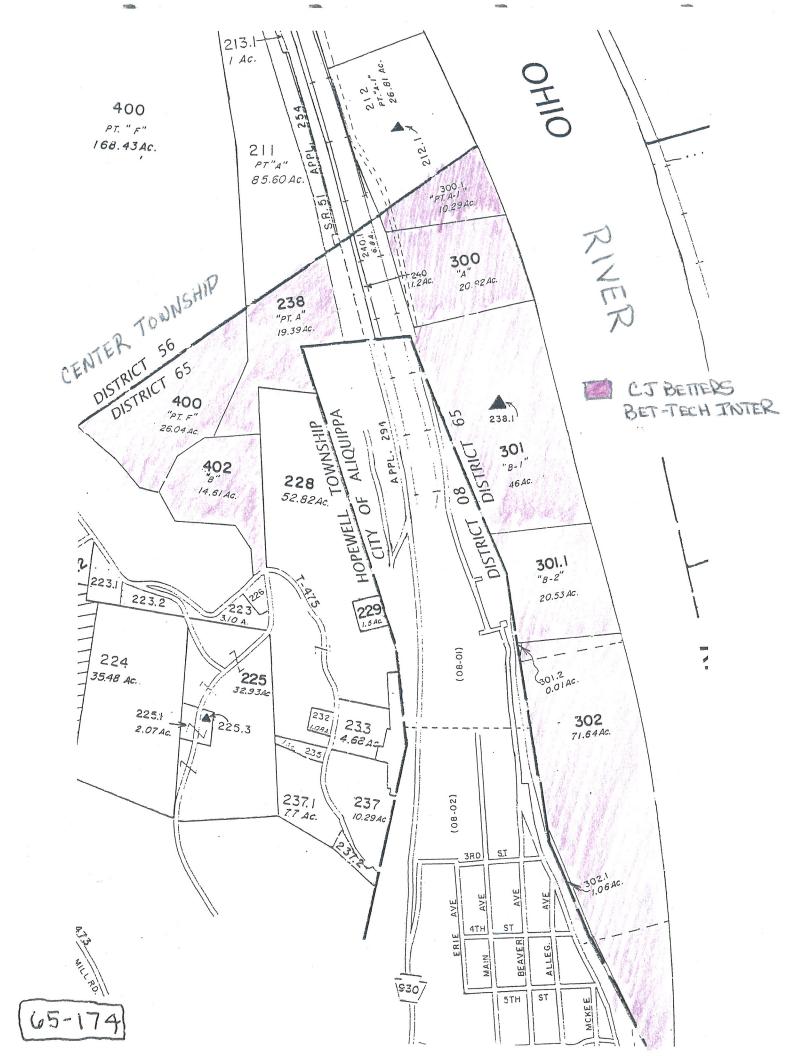


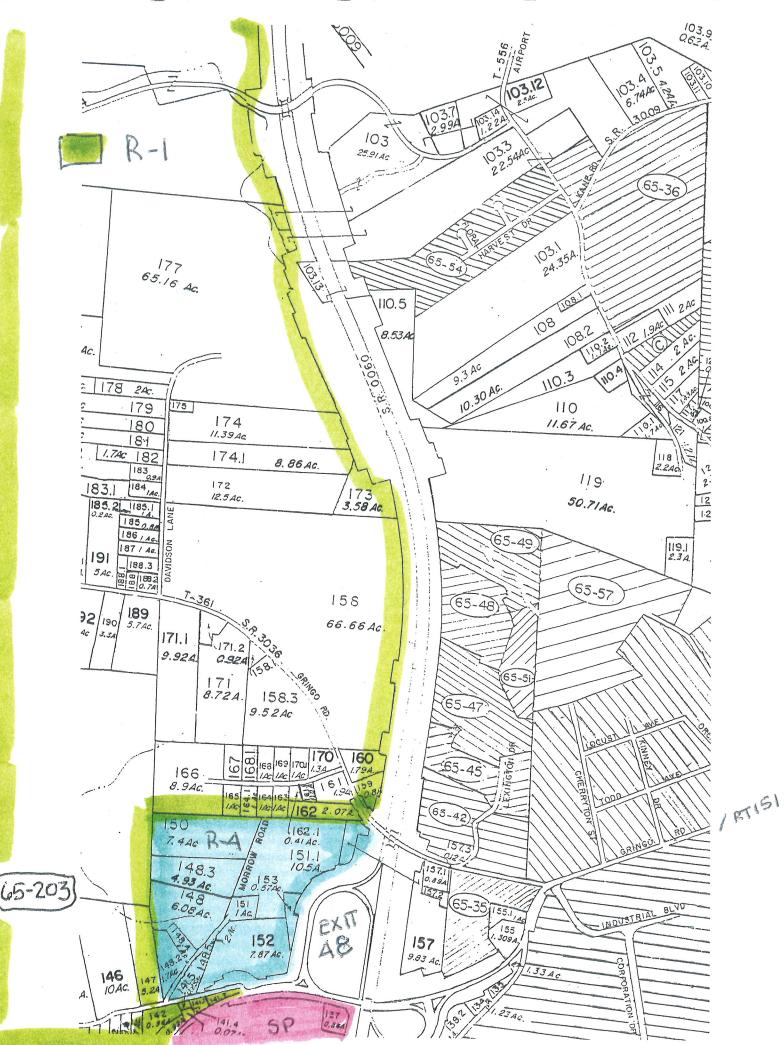


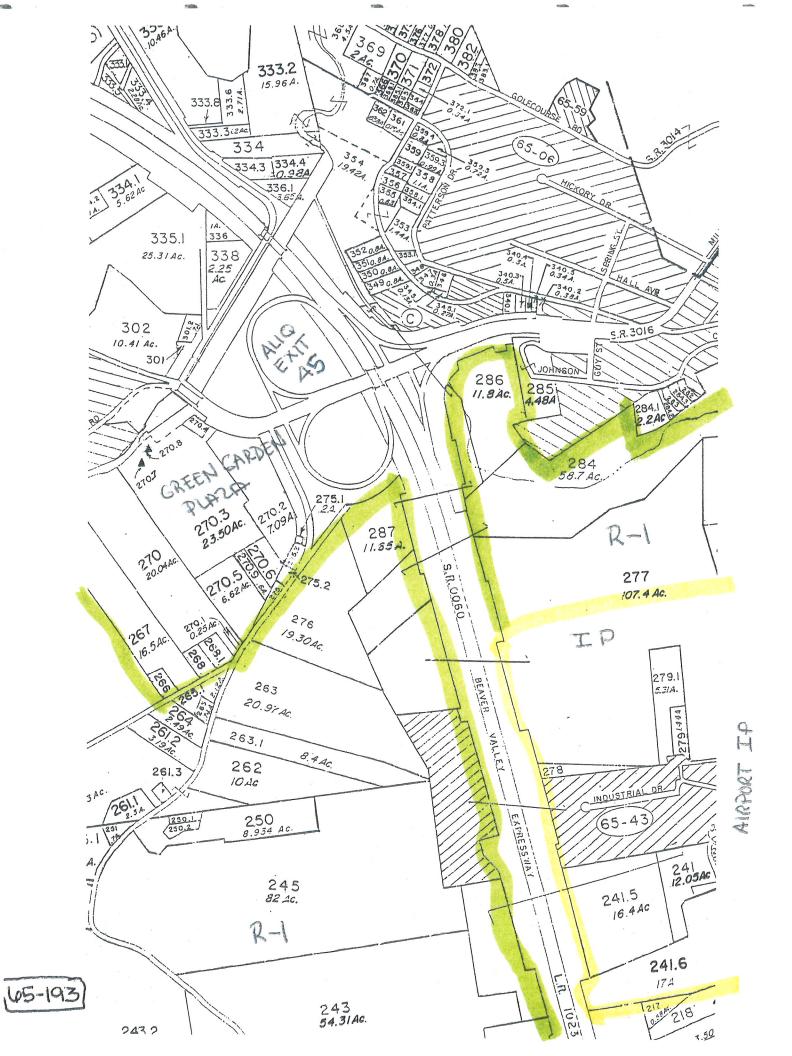
INDUSTRIAL PARK - RT

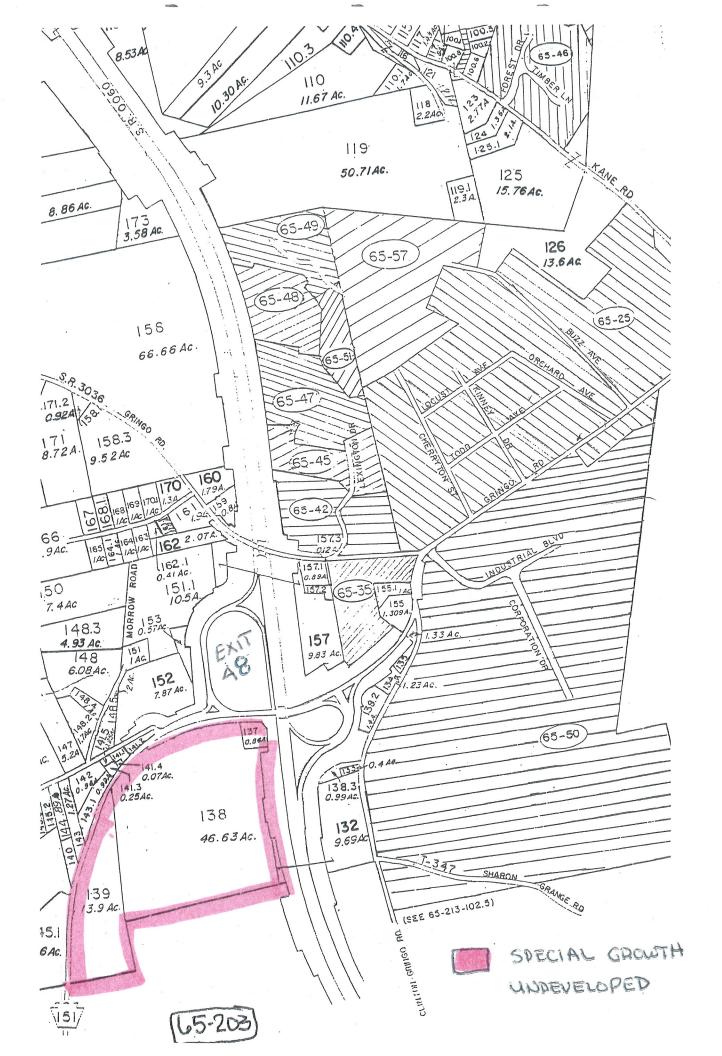
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Hopewell Township Zoning Ordinance

ARTICLE XV

I - INDUSTRIAL DISTRICT

SECTION 1500 PURPOSE

The purpose of the I-Industrial District is to provide areas for light industrial, high-technology, construction related uses and supplemental uses which have direct or indirect access to major transportation facilities.

SECTION 1501 PERMITTED USES

'A. Principal Uses:

- 1. All uses permitted in the I-P, Industrial Park District.
- 2. Building material supply, stone crushing and concrete mixing.
- 3. Carpentry, electrical, plumbing, welding, heating or sheet metal shops.
- 4. Auto wrecking, junk yards, and iron or rag storage.
- 5. Commercial self-storage facilities.
- 6. Primary and secondary metal production and fabrication.
- B. Accessory Uses:
 - 1. All uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading facilities as provided in Article XXI.

SECTION 1502 CONDITIONAL USES

There are no conditional uses provided for in this District.

SECTION 1503 USES BY SPECIAL EXCEPTION

Uses listed herein shall be reviewed and approved as per the provisions of Section 2301 of this Ordinance.

A. Cellular Telecommunications Facilities (See Section 2302B).

SECTION 1504 LOT AND AREA REQUIREMENTS

- A. Minimum Lot Area and Lot Width: A lot in the I District shall be of such size and dimensions as shall be necessary to properly accommodate the intended use or structure in accordance with all applicable provisions of this Ordinance and other state and local laws that may be applicable.
- B. Minimum Front Yard Dimensional Setbacks:

ARTICLE XIV

I-P INDUSTRIAL PARK DISTRICT

SECTION 1400 PURPOSE

The purpose of the I-P Industrial Park District is to provide areas for light industrial and manufacturing uses in collective settings including non-retail commercial uses and business and related uses which are not noxious or offensive by reason of the emission of noise, odor, vibrations, dust, smoke, etc. beyond the confines of the building.

SECTION 1401 PERMITTED USES

- A. Principal Uses:
 - 1. Commerce park.
 - 2. Research and development facilities.
 - 3. Wholesale packaging, storage, warehousing and/or distribution facilities excluding self-storage or mini-storage centers.
 - 4. Light manufacturing, compounding, processing and/or assembly facilities.
 - 5. Printing and publishing facilities.
 - 6. Wholesale supply yards.
 - 7. General contractor and construction industries, offices and facilities including but not limited to general, electric, plumbing and HVAC.
 - 8. Professional and business offices.
 - 9. Restaurants.
 - 10. Forestry.

B. Accessory Uses:

- 1. All uses customarily incidental to a principal permitted use.
- 2. Signs as provided for in Article XX.
- 3. Parking and loading as provided for in Article XXI.

SECTION 1402 CONDITIONAL USES

Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 of this Ordinance.

- A. Transportation terminals (dispatch or maintenance) (See Section 2304N)
- B. Hotels, motels. (See Section 2304D)

Hopewell Township Zoning Ordinance

ARTICLE XVI

RID - RIVERFRONT INDUSTRIAL DISTRICT

SECTION 1600 PURPOSE

The purpose of the RID-Riverfront Industrial District is to provide suitable locations for a combination of permitted uses from the Industrial Park and Industrial Zoning Districts, and allow for transportation oriented uses such as distribution/warehousing, hotels, motels and correctional facilities as conditional uses subject to Article XXIII and certain express standards and criteria.

SECTION 1601 PERMITTED USES

A. Principal Uses

- 1. Research and development facilities.
- 2. Wholesale packaging, storage, warehousing and/or distribution facilities, excluding self-storage.
- 3. Whole manufacturing, compounding, processing and/or assembly facilities.
- 4. Printing and publishing facilities.
- 5. Wholesale supply yards.
- 6. General contractor and construction industries, such as general, electric, plumbing contractors, HVAC.
- 7. Professional offices.
- 8. Business offices.
- 9. Building material supply, stone crushing and concrete mixing.
- 10. Primary and secondary metal production and fabrication.
- 11. Carpentry, electrical, plumbing, welding, heating or sheet metal shops.
- 12. Commercial recreation facilities, including boat marinas.
- 13. Public utility facilities.
- 14. Energy generation facility.
- 15. Forestry.
- B. Accessory Uses:
 - 1. All uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading facilities as provided in Article XXI.

SECTION 1602 CONDITIONAL USES

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Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 of this Ordinance.

- A. Transportation dispatch or maintenance terminals. (See Section 2304N)
- B. Hotels, motels. (See Section 2304D)
- C. Correctional facilities. (See Section 2304C)

SECTION 1603 USES BY SPECIAL EXCEPTION

There are no uses by special exception provided for in this District.

SECTION 1604 LOT AND AREA REQUIREMENTS

- A. Minimum Lot Area and Width: A lot in the Riverfront Industrial District shall be of such size and dimension that shall be necessary to properly accommodate the intended use or structure in accordance with all applicable provisions of this Ordinance and other Federal, State, and Local laws that may be applicable.
- B. Minimum Front Yard dimensional setbacks:
 - 1. All uses 80 feet
- C. Minimum Side Yard dimensional setbacks:
 - 1. Contiguous to a lot in another I-P, C-1, C-2 or I District no requirement.
 - Contiguous to a lot in another R-1, R-2, R-3, R-4, SP, NSD or MU District
 80 feet total, 30 foot minimum on side.
- D. Minimum Rear Yard dimensional setbacks:
 - 1. All uses 50 feet
- E. Maximum building height:
 - 1. All uses 40 feet
- F. Accessory Uses and Structures:
 - 1. Shall be located in the rear yard.
 - 2. Shall be no closer than ten (10) feet to all lot boundary lines
- G. Maximum lot coverage no maximum.

SECTION 1605 BUFFERYARDS

A bufferyard may be required, where deemed necessary by the Board of Commissioners, in this District in order to minimize the effects of glare from headlights of vehicles, exterior lighting from structures or parking areas, noise, movement of people and vehicles and to shield activities from adjacent properties, etc. In order to establish an adequate buffer, the minimum width shall be ten feet (10') with a fifty/fifty

ARTICLE XII

C-1 HIGHWAY COMMERCIAL DISTRICT

SECTION 1200 PURPOSE

The purpose of the C-1 Highway Commercial District is to provide areas for community scaled commercial uses with access to high volume roadways.

SECTION 1201 PERMITTED USES

A. Principal Uses:

- 1. Restaurants, motels and hotels
- 2. General business and professional offices
- 3. General retail.
- 4. Vehicle service stations, repair garages, sales and washing facilities.
- 5. Medical, dental and photographic facilities.
- 6. Commercial recreational facilities (as defined).
- 7. Banks and financial institutions.
- 8. Municipal facilities.
- 9. Funeral homes.
- 10. Public utility structures.
- 11. Retail nursery and landscaping supplies.
- 12. Day-care centers.
- 13. Vertically integrated commercial-residential uses with commercial on the first floor and residential above.
- 14. Garden center.
- 15. Personal services.
- 16. Forestry.
- B. Accessory Uses:
 - 1. Uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading as provided in Article XXI.

SECTION 1202 CONDITIONAL USES

Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 of this Ordinance.

ARTICLE XIII

C-2 COMMERCIAL SHOPPING CENTER DISTRICT

SECTION 1300 PURPOSE

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The purpose of the C-2 Commercial Shopping Center District is to provide for areas in close proximity to established residential neighborhoods where retail and office uses supplement residential development.

SECTION 1301 PERMITTED USES

- A. 'Principal Uses:
 - 1. Integrated Retail Center. (See Section 2304P).
 - 2. All uses listed as permitted in the C-1 District (See Section 1201)
- B. Accessory Uses:
 - 1. All uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading as provided in Article XXI.

SECTION 1302 CONDITIONAL USES

There are no conditional uses provided for in this District.

SECTION 1303 USES BY SPECIAL EXCEPTION

There are no uses by special exception provided for in this District.

SECTION 1304 LOT AND AREA REQUIREMENTS

- A. Minimum Lot Area and Lot Width:
 - 1. A lot in the C-2 District shall be of such size and dimensions as shall be necessary to properly accommodate the intended use or structure in accordance with all applicable provisions of this Ordinance and other state and local laws that may be applicable.
- B. Minimum Front Yard Dimensional Setbacks:
 - 1. All uses 70 feet
- C. Minimum Side Yard Dimensional Setbacks:
 - 1. Contiguous to a lot in another C-2 or C-1, I-P or I District no minimum required.

Hopewell Township Zoning Ordinance

ARTICLE XI

MU - MIXED USE DISTRICT

SECTION 1100 PURPOSE

The purpose of the MU Mixed Use District is to provide areas for both commercial and residential uses at appropriate scales of development with access to major transportation facilities.

SECTION 1101 PERMITTED USES

- A. Principal Uses:
 - 1. Multifamily residential dwellings.
 - 2. Restaurants.
 - 3. Hotels and motels.
 - 4. General business offices.
 - 5. Medical offices and clinics.
 - 6. General retail.
 - 7. Specialty retail.
 - 8. Banks and financial institutions.
 - 9. Private recreation facilities, including but not limited to, theaters and bowling alleys.
 - 10. Vehicle service stations.
 - 11. Business services.
 - 12. Personal services
 - 13. Vertically integrated commercial-residential uses, with commercial on the first floor and residential above.
 - 14. Research and development facilities.
 - 15. Public grounds.
 - 16. Forestry.
- B. Accessory Uses:
 - 1. All uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading as provided in Article XXI.

ARTICLE XVII

SP SPECIAL GROWTH DISTRICT

SECTION 1700 PURPOSE

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The purpose of the SP Special Growth District is to provide for a variety of commercial development opportunities west of the State Route 60 corridor where access to arterial roadways is available.

SECTION 1701 PERMITTED USES

- A. 'Principal Uses:
 - 1. Professional offices.
 - 2. Commerce park or business complex.
 - 3. Financial institutions.
 - 4. Restaurant (Without drive-through facilities).
 - 5. General retail.
 - 6. Municipally owned buildings.
 - 7. Funeral homes.
 - 8. Hospitals and clinics.
 - 9. Motel and hotel.
 - 10. Commercial recreation.
 - 11. Garden center.
 - 12. Forestry.
- B. Accessory Uses:
 - 1. All uses customarily incidental to a principal permitted use.
 - 2. Signs as provided in Article XX.
 - 3. Parking and loading as provided in Article XXI.

SECTION 1702 CONDITIONAL USES

Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 of this Ordinance.

- A. Nursing homes or assisted living centers. (See Section 2304H)
- B. Public or private schools. (See Section 2304O)