

Ordinance 63-4

Zoning

4/14/1963

ORDINANCE NO. 63-4

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, AMENDING THE OFFICIAL ZONING ORDINANCE MAP; SECTION 606 "I-P" - INDUSTRIAL PARK; SECTION 702 - FRONT YARD AND SECTION 1002 - DWELLINGS ON SMALL LOTS OF HOPEWELL TOWNSHIP ORDINANCE NO. 61-10 KNOWN AS HOPEWELL TOWNSHIP ZONING ORDINANCE.

BE IT ORDAINED AND ENACTED by the Board of Commissioners of Hopewell Township, Beaver County, Pennsylvania and it is hereby ordained and enacted by authority of the same:

1. That the "Official Zoning Ordinance Map" contained and referred to in Hopewell Township Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended as follows:

"All undeveloped land contiguous to the East side of Chapel Road is hereby re-zoned from "R-1" Restricted Residential to "R-2" Residential."

2. That Section 606 - "I-P" - Industrial Park of said Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended by adding the following numbered paragraph:

"10. Single family dwellings on properties ten (10) acres or more in size, provided that said dwellings and accessory buildings are not closer than one hundred (100) feet to any property line."

3. That Section 702 - Front Yard of said Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended by applying the following footnote to the R-1 column Minimum Depth requirement of 35':

"After examination of a topographic map the Township Commissioners may grant a reduction of this requirement to a minimum of 25' upon the recommendation of the Planning and Zoning Commission where the land drops away from a logically located street line provided that no existing structures on the same side of the street in that block have met the 35' requirement."

4. That Section 1002 - Dwellings on Small Lots of said Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended to read as follows:

"Notwithstanding the limitations imposed by any other provisions of this Ordinance, the Zoning Officer may permit erection of a dwelling on any lot (in a residential district where permitted by this Ordinance) separately owned or under contract of sale and containing, at the time of the passage of this Ordinance, an area or a width smaller than that required for a single family dwelling. In no case shall any dwelling be permitted within five feet (5') of a lot line in any residential district.

any permits issued under this section with both the Planning and Zoning Commission and the Board of Zoning Adjustment within one month of the issuing of said permit and obtain signatures from both of these bodies that said permit has been reviewed."

5. All ordinances or parts of ordinances not in accord with this ordinance are hereby repealed in so far as they conflict herewith.

ORDAINED AND ENACTED into an Ordinance this 16th day of April, 1963.

BOARD OF COMMISSIONERS
HOPEWELL TOWNSHIP

By Paul Doughty President.

ATTEST:

Charlotte M. Buffington
Secretary.

(SEAL)

Proof of Publication

The Beaver County Times a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, Inc., a Pennsylvania corporation, 570 Third Street, Beaver, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays, since said date.

The attached advertisement, which is exactly as printed and published, was published in the regular issue of said newspaper, on April 20, 1963

The cost of advertising and proof, \$ 32.50, has been paid. May 2, 1963

BEAVER NEWSPAPERS, Inc.

By

James R. Miller
(Per J.R.M.)

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for said county and state, personally

appeared James R. Miller, who being duly sworn

according to law says that he is Secretary-Treasurer of BEAVER NEWSPAPERS, Inc.; that neither affiant nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

James R. Miller
Secretary-Treasurer

Sworn to and subscribed before me

this 20 day of April, 1963

Maude F. McBrier

MAUDE F. McBRIER, NOTARY PUBLIC
My Commission Expires March 5, 1965
Beaver, Pa. Beaver County

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BE IT ORDAINED AND ENACTED by the Board of Commissioners of Hopewell Township, Beaver County, Pennsylvania and it is hereby ordained and enacted by authority of the same:
1. That the "Official Zoning Ordinance Map" contained and referred to in Hopewell Township Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended as follows:
"All undeveloped land contiguous to the East side of Chapel Road is hereby rezoned from "R-1" Restricted Residential to "R-2" Residential."
2. That Section 606 "I-P" - Industrial of said Ordinance No. 61-10 known as Hopewell Township Zoning Ordinance is hereby amended by adding the following: "All summer cottages shall be required for a single family dwelling. In no case shall any dwelling be permitted within five feet (5') of a lot line in any residential district. It shall be the responsibility of the Zoning Officer to review any permits issued under this section with both the Planning and Zoning Commission and the Board of Zoning Adjustment within one month of the issuing of said permit and obtain signatures from both of these bodies that said permit has been reviewed."
5. All ordinances or parts of ordinances not in accord with this ordinance are hereby repealed in so far as they conflict herewith.
ORDAINED AND ENACTED into an Ordinance this 18th day of April, 1963.
BOARD OF COMMISSIONERS
HOPEWELL TOWNSHIP
By Paul Doughty
President
ATTEST:
Charlotte M. Buffington
Secretary
(SEAL)
4/20