

Ordinance 66-1

Zoning

1/10/1966

ORDINANCE NO. 66-1

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, AMENDING SECTION VI, ARTICLE 603 "R-3" GENERAL RESIDENTIAL; SECTION X, SUPPLEMENTARY REGULATIONS, ARTICLE 1008, GROUP HOUSING and THE OFFICIAL ZONING ORDINANCE MAP OF 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 Section VI, Permissive Uses, Article 603 "R-3" General Residential is hereby amended as follows:
 1. All uses permitted in the "R-1" and "R-2" Residential Districts in accordance with the requirements established therein.
 2. Multi-family dwellings in accordance with the following requirements:
 - a. The minimum lot width and total lot area shall be 100 feet front and 15,000 square feet of area and the lot shall be served by both public sewer and water facilities;
 - b. The front yard shall be a minimum 25 feet deep;
 - c. Side yards shall equal at least one-third the height of the structure and contain an eight foot minimum side;
 - d. The rear yard shall be a minimum 40 feet deep;
 - e. The structural height will be unlimited provided the side yard requirements are maintained as specified in 2-c above; and
 - f. The structural lot coverage shall not exceed a maximum 40 percent of the total lot area.
 3. Charitable institution offices, professional offices and clinics.
 4. Municipal buildings, private or commercial schools and colleges.
 5. Rooming houses.
 6. Conversion apartments, when permitted as a special exception, under conditions stipulated herein. Conversion apartments may be established as a special exception in the "R-3" General Residential District under the following requirements:
 - a. Each living unit provides a minimum of not less than 500 square feet of habitable living area.
 - b. Each living unit contains not less than one bathroom and three habitable rooms, at least one of which shall be a bedroom.
 - c. Separate and private sanitary facilities, cooking and dining accommodations are provided for each living unit.
 - d. Fire and safety provisions are certified to be adequate by the Chief of the Township Fire Department.

- e. Minimum of two (2) off-street parking spaces are provided for each residential unit.
- f. Lot and area requirements shall be in accordance with the following:
 - (1) Each dwelling unit shall have a minimum 5,000 square feet of lot area.
 - (2) The yard requirements shall be in accordance with the following:
 - front yard (minimum) - 25 feet;
 - side yards (total) - 20 feet, (minimum side) - 8 feet;
 - rear yard (minimum depth) - 40 feet;
 - building height (maximum) - 2 1/2 stories or 35 feet;
 - lot coverage (maximum) - 40%.

2. That Section X, Supplementary Regulations is hereby amended by adding the following new article:

"1008 GROUP HOUSING In cases where Group Housing, two (2) or more buildings constructed on a plot of ground, not subdivided into the customary lots and streets and which will not be subdivided, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this ordinance to the individual building units in such group housing, the application of the terms of this ordinance may be varied by the Board of Adjustment in a manner which will be in harmony with the character of the neighborhood."

3. That in addition to the foregoing amendments to the Hopewell Township Zoning Ordinance No. 61-10, the "Official Zoning Ordinance Map" contained and referred to in said ordinance is hereby amended in the vicinity of the new Hopewell Shopping Center as follows:

Rezone the land area contained within the following general description from the "R-2" Residential District to the "R-3" General Residential District exclusive of those lands currently zoned either as "C-1" Neighborhood or "C-2" Roadside Commercial Districts: Beginning at the intersection of Hillcrest Avenue and Brodhead Road thence southwest along Hillcrest Avenue a distance of approximately 925 feet to a point; thence generally north along an imaginary line a distance of approximately 1,850 feet to its point of intersection with Laird Drive; thence along the east right-of-way line of Laird Drive a distance of approximately 400 feet to a point of curvature; thence in a northeasterly direction along Laird Drive a distance of approximately 800 feet to the intersection of Brodhead Road; thence in a southeasterly direction along Brodhead Road a distance of approximately 300 feet to the intersection of Longvue Avenue; thence in an easterly direction along Longvue Avenue a distance of approximately 2,500 feet to a point (approximately 130 feet west of Knoll Street and Longvue Avenue intersections); thence in a southerly direction along an imaginary line a distance of approximately 1,600 feet to a point; thence in a southwesterly direction along an imaginary line a distance of approximately 860 feet to a point; thence in a northwesterly direction along an imaginary line a distance of approximately 660 feet to the intersection of Washington Street

and an Unnamed (Church) Street; thence in a west-northwesterly direction along the Unnamed Street a distance of approximately 760 feet to the intersection of Brodhead Road; thence in a southerly direction along the Brodhead Road approximately 625 feet to the place of beginning."

4. The provisions of this ordinance shall be severable and if any of the provisions shall be held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of any of the remaining provisions of the ordinance.

5. All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED into an ordinance this 10th day of January, 1966.

BOARD OF COMMISSIONERS
HOPEWELL TOWNSHIP

By Gino Picoli

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, 400 Fair Avenue, West Bridgewater, 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 January 13, 1966.

The cost of advertising and proof, \$ 68.20, has been paid. Jan. 27, 1966

LEGAL ADVERTISING

TOWNSHIP OF HOPEWELL OFFICIAL ORDINANCE NO. 66-1

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BEAVER NEWSPAPERS, Inc.

By James R. Miller
(Per M.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 13th day of January, 19 66

Maude F. McBrier

MAUDE F. McBRIER NOTARY PUBLIC
My Commission Expires March 5, 1969
Beaver, Pa. Beaver County

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SIRLOIN