

Ordinance 89-6

Zoning

4/11/89

ORDINANCE NO. 89-6

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE BY ALLOWING CERTAIN ADDITIONAL USES AND A CLARIFICATION OF EXISTING USES IN THE INDUSTRIAL PARK DISTRICT ZONING CLASSIFICATION AND BY AMENDING AND ADDING TO THE DEFINITIONAL TERMS OF THE HOPEWELL TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR AND ASSIST IN REGULATING SAID ADDITIONAL USES.

WHEREAS, the Township Board of Commissioners, after having conferred with the Hopewell Township Planning Commission, have determined that it is desirable to make certain amendments to the Hopewell Township Zoning Ordinance so that additional uses and a clarification of existing uses may be incorporated into the Industrial Park District Zoning Classifications and;

WHEREAS, in order to effectuate said amendments and to provide for said additional uses, it will be necessary to implement certain provisions regulating said additional uses, and to provide definitional terms with respect to the proposed amendments;

BE IT THEREFORE ENACTED AND ORDAINED THAT:

I. Article III, Section 301, meaning of words of the Hopewell Township Zoning Ordinance shall include the following:

1. BUFFER ZONE: A strip of land which is planted and maintained in shrubs, trees, bushes, or other landscaping material, and within which no structure is permitted except a fence or a wall.

2. BUSINESS AND/OR PROFESSIONAL OFFICE(S): The use of offices and related spaces for the purpose of providing service or support to other business enterprises or for providing professional services, i.e., legal, medical, dental, engineering, and/or architectural to the general public.
3. PRINCIPAL USE: The major dominant use of the lot on which it is located.
4. PRINTING AND PUBLISHING FACILITY: Blueprinting, photostating, photoengraving, printing, publishing and bookbinding, not including on site retail sales or service.
5. PUBLIC BUILDING: Any building held, used or controlled exclusively for public purposes by any Department or Branch of Government, Federal, State, County or Municipal.
6. PUBLIC UTILITY STRUCTURE: Any building or structure erected or maintained by a Government Agency or a public franchised or regulated corporation including utilities such as gas, water, electric, telephone, cable television, etc.
7. RESEARCH AND DEVELOPEMENT FACILITIES: A use devoted to research, design, laboratory work and/or experimentation and any processing and fabrication incidental thereto.
8. RETAIL: The sale of materials or goods in small quantities, in broken lots or parcels, not in bulk, directly to consumers.
9. SUPPLY YARD: An establishment for storing or offering for sale, building supplies, steel supplies, heavy equipment, feed and grain, and similiar goods to retailers. Supply yards do not include the wrecking, salvaging, dismantling or storage of automobiles and similiar vehicles.

10. TRANSPORTATION TERMINAL: An establishment which engages in the movement of goods or persons from one place to another.

11. WHOLESALE: The sale of materials or goods to retailers, not including the direct sale of products to consumers.

II. Article XIII, Sections 1300, 1301, 1302, 1303, 1304, 1305 and 1306 of the I-P Industrial Park District of The Hopewell Township Zoning Ordinance shall read as follows:

SECTION 1300 PERMITTED USES

A. Purpose

It is the intent and purpose of this district to provide suitable locations for light industrial and manufacturing uses, non-retail commercial uses, business and related uses which create a minimum amount of nuisance and which are noxious or offensive by reason of the emission of noise, odor, vibrations, dust, smoke, etc. beyond the confines of the building. Nothing in this Section is intended to prohibit any combination of the permitted uses to be integrated upon any one lot.

PERMITTED USES:

1. Research and development facilities.
2. Wholesale packaging, storage, warehousing and/or distribution facilities excluding self-storage.
3. Wholesale 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.

B. Accessory Uses:

1. All uses customarily incidental to a principal permitted use.

2. Signs as provided for in Article XV.

3. Parking and loading as provided for in Article XVI.

SECTION 1301 CONDITIONAL USES

Where the governing body has held a public hearing, been assured that the standards and criteria governing the granting of a Conditional Use (Article XVIII) have been met within the purpose and intent of this Ordinance, and that no hazardous condition will result:

A. Transportation Terminals.

B. Hotels, Motels.

SECTION 1302 SPECIAL EXCEPTION USES

Where the Zoning Hearing Board has held a public hearing, been assured that the standards and criteria governing the granting of a Special exception (Article XVIII) have been met within the purpose and intent of this Ordinance, and that no hazardous condition will result:

A. Public Utility Structures.

SECTION 1303 LOT AND AREA REQUIREMENTS

A. Minimum Lot Area and Lot Width:

1. A lot in the I-P 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 or Local Laws that may be applicable.

B. Minimum Front Yards - 50 feet.

C. Minimum Side Yards:

1. Contiguous to a lot in another I-P, C-1, C-2, or I District -
No requirement.
2. Contiguous to a lot in an R-1, R-2, R-3, R-4, R-C, NSD or MU District - 80 feet, 30 foot minimum one side.

D. Minimum Rear Yards - 50 feet.

E. Maximum Building Height - 40 feet.

F. Maximum Lot Coverage - No requirement.

SECTION 1304 BUFFER ZONE

A buffer zone 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, lights from structures, noise, movement of people and vehicles and to shield activities from adjacent properties, etc.

In an effort to insure proper and adequate buffering, the type, location, width and height of buffer zones shall be subject to the approval of the Board of Commissioners.

SECTION 1305 SCREFFNING OF EXTERIOR STORAGE

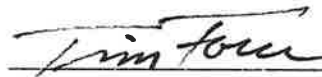
No exterior storage of material or equipment shall be permitted in connection with any use unless such storage is effectively screened from sight by trees, landscaped earth forms, fencing, walls, or combination of these.

SECTION 1306 STORAGE OF HAZARDOUS MATERIALS

Outside storage of materials, which are hazardous in nature, is prohibited.

Adopted this 11 day of April, 1989, pursuant to the authority contained in the Hopewell Township Zoning Ordinance, the First Class Township Code, and the Municipalities Planning Code, as amended, (Act 247).

TOWNSHIP OF HOPEWELL:



President, Hopewell Township
Board of Commissioners

ATTEST:


Secretary

Beaver County Times



P.O. BOX 400
BEAVER, PA 15009-0400
AREA CODE 412 775-3200



LEGAL ADVERTISING INVOICE

TOWNSHIP OF HOPEWELL
CLARK BOULEVARD
ALIQUIPPA PA 15001

REC'D 4-6-89

03/31/89 367.60

PROOF CHARGE IS \$2.00 FOR AFFIDAVIT, \$2.00 FOR CLERICAL FEE

ACCOUNT	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
94249600	03/31/89	ORDINANCE NOTICE	303	1	4.00	
3/31/89						367.60
DATES APPEARED						

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, established in 1946, and has been issued regularly, except legal notices, since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on

3/31/89

BEAVER NEWSPAPER

By Earl

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

Before me, a Notary Public in and for such county and

EDWIN S. METZGER, who being duly sworn according to law,
CONTROLLER of BEAVER NEWSPAPER

nor said corporation is interested in the subject matter of the advertisement, and that all of the allegations of the foregoing statement including the character of publication are true.

Sworn to and subscribed before me

this 31ST day of MARCH 1989

Muriel L. Hupp

NOTARIAL SEAL
MURIEL L. HUPP, NOTARY PUBLIC
BRIDGEWATER BOROUGH, BEAVER COUNTY
MY COMMISSION EXPIRES JAN. 29, 1993

Member, Pennsylvania Association of Notaries
BEAVER COUNTY TIMES

The costs of advertisement has been paid.

By _____

P.O. BOX 400

ORDINANCE NOTICE

NOTICE IS HEREBY GIVEN THAT THE HOPEWELL TOWNSHIP BOARD OF COMMISSIONERS WILL CONSIDER THE ADOPTION OF THE FOLLOWING ORDINANCE AT THE MONTHLY MEETING OF THE BOARD OF COMMISSIONERS ON TUESDAY, APRIL 11, 1989 at 8:00 P.M. AT THE HOPEWELL TOWNSHIP MUNICIPAL BUILDING, CLARK BOULEVARD, ALIQUIPPA, PA.

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1. PRINCIPAL USES for dominant use of the which it is located.
2. PRINTING AND PUBLISHING FACILITY: Blueprinting, photostating, photoengraving, printing, publishing, and bookbinding.

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