

Ordinance 96-3

Zoning (Commercial Use)

TOWNSHIP OF HOPEWELL
ORDINANCE NO. 96 - 3

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING
ORDINANCE 95-2, ARTICLE XI, C-1 COMMERCIAL HIGHWAY
DISTRICT ADDING SECTION 1103 TO ALLOW HORIZONTALLY
INTEGRATED COMMERCIAL CENTERS AS A CONDITIONAL USE.

ARTICLE XI
C-1 Commercial Highway District

Section 1103 Conditional Use.

A horizontally integrated commercial center whereby adjoining stores and/or facilities share in most cases common party walls, vehicle and pedestrian access, parking and/or loading facilities and contain at least one major generator of consumers, shall be allowed in the C-1 District as a Conditional Use where the governing body has held a public hearing, been assured that the standards and criteria governing the granting of a Conditional Use (Article XXI and XXIV Section 2403) have been met within the purpose and intent of this Ordinance, and that no hazardous condition will result.

Repealer. All ordinances, or parts of ordinances, in conflict with or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Severability. If any word, clause, section or part of this Ordinance is held by a court to be legally invalid, the remainder of the Ordinance shall not be effected thereby and shall remain in full and effect.

Effective Date. This Ordinance shall become effective immediately upon adoption.

This Ordinance adopted by the Board of Commissioners of Hopewell Township at a duly assembled Public meeting held on the 9th day of April 1996.

ATTEST:

Patricia J. Yarnall

TOWNSHIP OF HOPEWELL

BY:

Robin J. Corosa
Chairman, Hopewell Township
Board of Commissioners



Beaver County Times

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



LEGAL ADVERTISING INVOICE

TOWNSHIP OF HOPEWELL
1700 CLARK BOULEVARD
ALIQUIPPA PA 15001-4298

03/06/96 69.20

PROOF CHARGE IS \$3.00 FOR AFFIDAVIT, \$5.00 FOR CLERICAL FEE

ACCOUNT	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
94249600	03/04/96	P/H-AMEND Z/O 95-2	18	2	8.00	↓
02/28/96 03/04/96						69.20
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, 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, appeared in the regular issue on

02/28/96 03/04/96

BEAVER NEWSPAPERS, INC.

By

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

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

EDWIN S. METZGER, who being duly sworn according to law says that he is
CONTROLLER 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.

Sworn to and subscribed before me

this 06TH day of MARCH 1996

The costs of advertising and proof, 69.20
has been paid.

Notarial Seal
Debbie L. Hays, Notary Public
Bridgewater Boro, Beaver County
My Commission Expires May 2, 1998
Member, Pennsylvania Association of Notaries

BEAVER NEWSPAPERS, INC.

By

PUBLIC HEARING
The Hopewell Township Board of Commissioners will hold a Public Hearing on Monday March 25, 1996, at 7:00 P.M. in the Hopewell Township Municipal Building, Clark Boulevard, Aliquippa, PA 15001 to hear comments from all interested parties concerning the amendment to Zoning Ordinance 95-2, Article XI, C-1 Commercial Highway District adding Section 1103 allowing horizontally integrated commercial centers as a conditional use.
2/28 — 3/4