

Zoning Amendment

Ordinance No. 2007-06

Date Enacted 10/9/07

ORDINANCE NO. - 2007- 06

**TOWNSHIP OF HOPEWELL
BEAVER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 2004-01 AS FOLLOWS; ADDING A DEFINITION FOR ZERO LOT LINE RESIDENCE, ESTABLISHING WHICH DISTRICTS A ZERO LOT LINE RESIDENCE IS PERMITTED AND ESTABLISHING LOT AND AREA REQUIRMENTS CRITERIA FOR A ZERO LOT LINE RESIDENCE.

WHEREAS, the Hopewell Township Planning Commission and Board of Commissioners have reviewed the proposed zoning amendment; and

WHEREAS, the Hopewell Township Planning Commission reviewed the Ordinance on August 23, 2007 and made a recommendation to the Board of Commissioners on August 23, 2007; and

WHEREAS, the Board of Commissioners held a Public Hearing on October 8, 2007 as provided by the Hopewell Township Code and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the amendment; and

WHEREAS, the Board of Commissioners advertised the Public Hearing and the notice of intent to adopt on ~~October 8, 2007~~ as provided by the Hopewell Township Code and the Pennsylvania 1st Class Township code; and
September 17th & September 24th 2007

WHEREAS, the judgment of the Board of Commissioners, such an amendment to the Zoning Ordinance of the Township of Hopewell, Beaver County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township.

NOW, THEREFORE, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Commissioners of the Township:

SECTION 1. Article III DEFINITIONS, Section 301 "MEANING OF WORDS" is hereby amended by adding the following definition:

ZERO LOT LINE RESIDENCE – A LOT or parcel bearing a DWELLING UNIT that is part of a Duplex (Two-family), Triplex (Three-family), Quadraplex (Four-family) or Townhouse where the location of a party wall or common wall comprises one or more of the LOT LINES that is common to another LOT or parcel.

SECTION 2. Article VIII R-3 – MEDIUM DENSITY RESIDENTIAL DISTRICT, Section 801 “PERMITTED USES” is hereby amended by adding the following underlined text:

A. Principle Uses:

9. ZERO LOT LINE RESIDENCE

SECTION 3. Article VIII R-3 – MEDIUM DENSITY RESIDENTIAL DISTRICT, Section 804 “LOT AND AREA REQUIRMENTS” is hereby amended by adding the following underlined text:

A. Minimum Lot Area:

2. Two-family and Three-family dwelling units and ZERO LOT LINE RESIDENCES – 3,750 square feet per dwelling unit with municipal sewers

B. Minimum Lot Width:

3. ZERO LOT LINE RESIDENCE – Forty-five (45) feet

D. Minimum Side Yard Dimensional Setbacks:

3. Sideyard setback for the ZERO LOT LINE RESIDENCE shall be zero at any lot line that lies on a party wall or common wall. Otherwise, the sideyard setback shall be at stated in 804D.1.

H. ZERO LOT LINE RESIDENCES

1. ZERO LOT LINE RESIDENCES shall be controlled by a homeowner’s association and/or restrictive deed covenants for the Lot(s) and Dwelling Units regulating and maintaining the integrity of the party wall or common wall separating the units and any common areas proposed

SECTION 4. Article IX R-4 – HIGH DENSITY RESIDENTIAL DISTRICT, Section 901 “PERMITTED USES” is hereby amended by adding the following underlined text:

A. Principle Uses:

10. ZERO LOT LINE RESIDENCE

SECTION 5. Article IX R-4 – HIGH DENSITY RESIDENTIAL DISTRICT, Section 904 “LOT AND AREA REQUIRMENTS” is hereby amended by adding the following underlined text:

A. Minimum Lot Area:

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B. Minimum Lot Width:

3. ZERO LOT LINE RESIDENCE – Forty-five (45) feet

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SECTION 6. Severability.

If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not effect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

SECTION 7. Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this 8 day of October, 2007, by the Board of Commissioners of the Township of Hopewell.

ATTEST:


Gerald Orsini, Township Manager

Board of Commissioners
Hopewell Township


Mario Leone, Jr., Chairman



McMillen, Urick
Tocci, Fouse
& Jones

ATTORNEYS AT LAW

October 24, 2007

Keith R. McMillen
Richard Urick
Laura J. Tocci
Dale M. Fouse
Kelly M. Tocci
Michael B. Jones
Michael W. Nalli

Edward J. Tocci
Retired

Ms. Bette Dengel
Beaver County Law Librarian
Courthouse Law Library
Third Street
Beaver, PA 15009

RE: AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY
PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 2004-01 AS
FOLLOWS; ADDING A DEFINITION FOR ZERO LOT LINE RESIDENCE, ESTABLISHING WHICH
DISTRICTS A ZERO LOT LINE RESIDENCE IS PERMITTED AND ESTABLISHING LOT AND AREA
REQUIREMENTS CRITERIA FOR A ZERO LOT LINE RESIDENCE.

Dear Ms. Dengel:

Enclosed for filing at the Beaver County Law Library please find a fully executed copy
of Ordinance No. 2007-06 with the requisite \$10.00 filing fee.

If you have any questions or need additional information, please feel free to contact my
office.

Very truly yours,
MCMILLEN, URICK, TOCCI, FOUSE & JONES


Michael B. Jones

mjones@yourlawfirm.net
direct dial # 724-419-1198

MBJ/dlg
cc Gerald Orsini, Manager, Hopewell Township

Beaver Newspapers Inc.

400 FAIR AVENUE
BEAVER, PA 15009-0400
(724) 775-3200 OR (724) 846-6300

LEGAL ADVERTISING INVOICE

Account Number: 7243781460A
Invoice Date: 9/28/2007
Invoice Number: 10000340536-0917
Balance: \$ 298.04

HOPEWELL TOWNSHIP
1700 CLARK BLVD
ALIQUIPPA, PA 15001

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$9.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7243781460A	9/28/2007	TOWNSHIP OF HOPEWELL NO	1.00 x 54Lines	2	14.00	\$ 298.04
9/17/2007, 9/24/2007						
DATES APPEARED						

2007-06

PROOF OF PUBLICATION

The **Beaver County Times, Allegheny Times, Ellwood City Ledger,** daily newspapers 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 9/17/2007, 9/24/2007

BEAVER NEWSPAPERS, INC.

By *Pamela Sue Reese*

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

Before me, a Notary Public in and for such county and state, personally appeared DEBBIE L. HAYS, who being duly sworn according to law says that she is ACCOUNTING SUPERVISOR 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 28th day of September 2007

Pamela Sue Reese

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Pamela Sue Reese, Notary Public
Bridgewater Boro, Beaver County
My Commission Expires Aug. 26, 2011

Member, Pennsylvania Association of Notaries

BEAVER NEWSPAPERS INC.

The costs of advertising and proof, has been paid.
BEAVER NEWSPAPERS, INC.

By _____

400 FAIR AVE.

BEAVER, PA. 15009

TOWNSHIP OF HOPEWELL
NOTICE OF PUBLIC HEARING
AND INTENT TO ADOPT
THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HOPEWELL WILL HOLD A PUBLIC HEARING ON MONDAY, OCTOBER 8, 2007 AT 7:00 P.M. AT THE HOPEWELL TOWNSHIP MUNICIPAL BUILDING, 1700 CLARK BOULEVARD, ALIQUIPPA, TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 2004-01 OF THE TOWNSHIP CODE OF WHICH THE FOLLOWING IS A SUMMARY:

AN ORDINANCE OF HOPEWELL TOWNSHIP, BEAVER COUNTY PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 2004-01 AS FOLLOWS: ADDING A DEFINITION FOR ZERO LOT LINE RESIDENCE. ESTABLISHING WHICH DISTRICTS A ZERO LOT LINE RESIDENCE IS PERMITTED AND ESTABLISHING LOT AND AREA REQUIREMENTS CRITERIA FOR A ZERO LOT LINE RESIDENCE.

This Ordinance will be adopted pursuant to the First Class Township Code and the Municipalities Planning Code for the purpose of providing for zero lot line residences in Hopewell Township.

A copy of the full text of the proposed Ordinance is available for public inspection at the Office of the Hopewell Township Manager, 1700 Clark Boulevard, Aliquippa, Pennsylvania and the Beaver County Law Library, Courthouse, Beaver, Pennsylvania during normal business hours.

After adoption, an official copy of the Ordinance shall be filed in the Beaver County Law Library.

9/17/24