

**TOWNSHIP OF HOPEWELL
BEAVER COUNTY, PENNSYLVANIA**

ORDINANCE NO. -2025-01

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA,
AMENDING THE HOPEWELL TOWNSHIP AMENDED AND RESTATED ZONING ORDINANCE
SECTION 301 TO PROVIDE A DEFINITION OF "PLACE OF ASSEMBLY" AND SECTION 1401 TO
ALLOW PLACE OF ASSEMBLY AS A PERMITTED PRINCIPAL USE IN THE I-P INDUSTRIAL PARK
DISTRICT**

WHEREAS, the Hopewell Township Board of Commissioners ("Board") has the power to protect the health, safety, and welfare of the people and property in Hopewell Township;

WHEREAS, the Board finds it to be in the best interest of the residents and taxpayers of Hopewell Township to amend the Hopewell Township Amended and Restated Zoning Ordinance ("Zoning Ordinance") to provide for Places of Assembly within the boundaries of Hopewell Township;

WHEREAS, on September 5, 2025, this Amendatory Ordinance was submitted for review by the Hopewell Township Planning Commission;

WHEREAS, at a public meeting held on September 18, 2025, the Hopewell Township Planning Commission did review this Amendatory Ordinance and recommended approval of the same;

WHEREAS, on September 5, 2025, this Amendatory Ordinance was submitted for review by the Beaver County Planning Commission;

WHEREAS, as of Monday, October 13, 2025, the Beaver County Planning Commission had not provided any comments relative to this Amendatory Ordinance;

WHEREAS, Public Notice of the hearing to consider this Amendatory Ordinance was published in The Times on 9/10/2025 and 10/02/2025 as required by the Pennsylvania Municipalities Planning Code;

WHEREAS, Notice of the hearing to consider this Amendatory Ordinance was mailed by regular mail to all property owners within 300 linear feet of the subject property and posted in the Industrial Park District as required by the Hopewell Township Zoning Ordinance;

WHEREAS, on Monday, October 13, 2025, the Board held a duly advertised public hearing on this Amendatory Ordinance; and

WHEREAS, the Board has given careful consideration to all public comments and has determined that adoption of this Amendatory Ordinance to be beneficial to the health, safety, and welfare of the residents and taxpayers of Hopewell Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Hopewell, Beaver County, Pennsylvania, incorporating the aforementioned Whereas Clauses, as follows:

SECTION 1. Section 301 of the Zoning Ordinance, governing the Meaning of Words, shall be amended to add the following Subsection 207:

207. PLACE OF ASSEMBLY: The gathering or assembly of persons for civic, political, religious, educational, or social purposes and where instruction, office, recreational and charitable activities may take place as an accessory use. All activities associated with a Place of Assembly shall occur inside a fully enclosed and permanent principal building or principal structure in accordance with applicable capacity, health, accessibility, safety, noise, zoning and building code requirements.

SECTION 2. Section 1400 of the Zoning Ordinance, setting forth the Purpose of the I-P District, shall be amended to include that the requirements of the Hopewell Business and Industrial Park Protective Standards and Controls, recorded at the Beaver County Recorder of Deeds Office at MISC 1826 PG 850, as amended from time to time, to the extent not contrary to or inconsistent with this Zoning Ordinance, are incorporated herein with the same force and effect as though fully set forth at length.

SECTION 3. Section 1401 of the Zoning Ordinance, governing Permitted Uses within the I-P Industrial Park District, shall be amended to add Place of Assembly as Subsection A.11.

SECTION 4. Full Force and Effect.

Except as specifically set forth by this Amendatory Ordinance, the Zoning Ordinance shall remain in full force and effect and shall not be deemed in conflict with any of the express provisions of this Amendatory Ordinance.

SECTION 5. Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Amendatory Ordinance is hereby repealed to the extent of such conflict.

SECTION 6. Severability.

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Amendatory Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

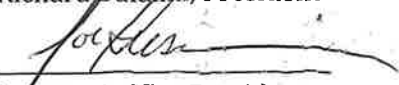
SECTION 7. Effective Date.

This Amendatory Ordinance shall take effect five (5) days after the date of adoption by the Board of Commissioners of Hopewell Township, set forth below.

ORDAINED, ADOPTED AND ENACTED, by the Board of Commissioners of Hopewell Township, Beaver County, Pennsylvania the 27TH day of OCTOBER 2025.

ATTEST BOARD OF COMMISSIONERS
TOWNSHIP OF HOPEWELL


Richard Bufalini, President


Joe Kusnir, Vice President


Jamie Yurcina, Manager