

5. Minimum Rear Yard
  - (a) For a principal use - forty feet (40') measured from the closest property line or right-of-way line.
6. Maximum Lot Coverage (Bulk) - forty percent (40%) of gross lot-area.
7. Maximum Building Height
  - (a) For a principal use - three and one-half (3 1/2) stories or forty (40) feet.
  - (b) For an accessory use - twenty (20) feet.
8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

B. For Conditional Uses

1. Minimum Lot Area
  - (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - forty three thousand, five hundred sixty (43,560) square feet (1 acre).
2. Minimum Lot Width
  - (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - two hundred (200) feet at the right-of-way line.
3. Minimum Front Yard
  - (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - fifty (50) feet, measured from the right-of-way line.
4. Minimum Side Yards - two (2) required
  - (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - thirty feet (30') per side measured from the closest property line.
  - (c) For an accessory use - ten feet (10') from the closest side or rear property line.
5. Minimum Rear Yard
  - (a) For a Mobile Home Park - in accordance with the Chippewa

Township Subdivision and Land Development Ordinance.

- (b) For all other conditional uses - fifty (50) feet measured from the closest property line or right-of-way line.
  - (c) For an accessory use - ten feet (10') measured from the closest property line or right-of-way line.
6. Maximum Lot Coverage
- (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - forty percent (40%) of the total lot area.
  - (c) For an accessory use - five percent (5%) of the total lot area.
7. Maximum Building Height
- (a) For a Mobile Home Park - in accordance with the Chippewa Township Subdivision and Land Development Ordinance.
  - (b) For all other conditional uses - two and one-half (2 1/2) stories or thirty feet (30').
  - (c) For an accessory use - twenty (20) feet.
8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

## **PART V-A**

(Ord.218, 3/17/2004)

### **AGRICULTURAL RESIDENTIAL TRANSITION DISTRICT**

#### **SECTION 550 LOCATION AND DISTRICT BOUNDARIES**

This Agricultural Residential Transition District is located in the area adjoining Bradys Run Park and Achortown Road. A portion of the Beaver Valley Expressway (Route 60) runs through the middle of this District.

#### **SECTION 551 PLANNING OBJECTIVE**

This District presently contains uses that are primarily Agricultural-Residential. The infrastructure presently is adequate to support the present Agricultural-Residential uses but there is not sufficient infrastructure to support the uses permitted in the PC Planned Commerce District. If the Pennsylvania Department of Transportation or the Pennsylvania Turnpike Commission or its successors creates an interchange to enter the Beaver Valley Expressway (Route 60) from Achortown Road, adequate infrastructure would then be constructed in order to service the interchange and the uses that would be built as a result of the interchange. That infrastructure would then be available to service the permitted or conditional uses in the PC Planned Commerce District. The planning purpose of this District is to continue the present uses Agricultural-Residential uses as the primary use and permits PC Planned Commerce District uses as a conditional use only if an interchange is constructed.

#### **SECTION 552 PERMITTED USES AND ACCESSORY**

All the principal and accessory uses that are enumerated in Agricultural-Residential District under Section 501.

#### **SECTION 553 CONDITIONAL USES AND SPECIAL EXCEPTIONS**

- A. All the conditional uses and Special Exceptions that are enumerated in Sections 502 and 503 that govern the Agricultural-Residential District.
- B. All principal uses, accessory uses, conditional uses and special exceptions that are enumerated in Sections 900-905 that govern the PC Planned Commerce District, only if the Pennsylvania Department of Transportation or the

Pennsylvania Turnpike Commission or its successors construct an interchange to enter the Beaver Valley Expressway (Route 60) from Achortown Road.



## **PART VI**

### **R-2 RURAL RESIDENTIAL DISTRICT**

#### **SECTION 600 PURPOSE**

The purpose of the R-2 Rural Residential District is to provide for residential land use with rural characteristics, at low or moderate densities.

#### **SECTION 601 PERMITTED USES**

- A. Principal Uses
  - 1. Single family detached dwellings.
  - 2. Duplex (two-family) dwellings.
  - 3. Home gardening without the sale of products.
  - 4. Nursing and personal care facility.
  - 5. Public recreation.
  - 6. Places of worship.
  - 7. Forestry.
  - 8. Traditional Neighborhood Infill Model (See Section 1624) (Ord. 233, 4/16/08)
  - 9. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the R-2 District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012)
- B. Accessory Uses
  - 1. Private garages and parking areas. (See Part XVII)
  - 2. Signs in accordance with Part XVIII of this Chapter.
  - 3. Home occupations. (See Section 1623)
  - 4. Other accessory uses customarily incidental to a permitted principal use.

#### **SECTION 602 CONDITIONAL USES**

- A. Multi-family dwellings, townhouses and condominium dwellings (See Section 2121)
- B. Child daycare for six (6) or less not including residents of the dwelling whether or not for compensation. (See Section 2108.)

- C. Planned Residential Development in accordance with Part XV of this Chapter.
- D. Bed and Breakfast (Ord. 191, 5/10/1999) (See Section 2106)
- E. Amateur Radio Communication Towers. (See Section 2103)

## **SECTION 603 SPECIAL EXCEPTION USES**

- A. Earth Sheltered Dwellings. (See Section 2139)
- B. Domestic animals on the premises of a single family detached dwelling for use of the occupants only. (See Section 2138)

## **SECTION 604 LOT REQUIREMENTS**

### **A. For Permitted Uses**

#### **1. Minimum Lot Area**

- (a) With public sanitary sewers - fourteen thousand five hundred and twenty (14,520) square feet.
- (b) With on lot septic disposal - twenty-one thousand seven hundred and eighty (21,780) square feet.

#### **2. Minimum Lot Width (Ord. 174)**

- (a) One hundred feet (100') at the right-of-way line for linear property lines.
- (b) Sixty feet (60') at the right-of-way line for curvilinear property lines including arc distance.

#### **3. Minimum Front Yard - thirty (30) feet measured from the right-of-way line. (Revised by Ord. 182, 9/8/1997)**

#### **4. Minimum Side Yards - Two (2) required.**

- (a) For a principal use: Ten (10) feet measured from closest property line.
- (b) For an accessory use - five (5) feet measured from the closest side or rear property line.

#### **5. Minimum Rear Yard**

- (a) For a principal use - fifty (50) feet.
- (b) For an accessory use - ten (10) feet.

#### **6. Maximum Lot Coverage**

- (a) For all principal and accessory buildings combined - forty percent (40%) of gross lot area.

7. Maximum Building Height

- (a) For a principal use - two and one-half (2 1/2) stories or thirty (30) feet, provided that any structure because of its location which is hazardous to air traffic shall be restricted in height in accordance with the applicable rules and regulations of Part XIII of this Chapter.
- (b) For an accessory use - twenty (20) feet.

8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

B. For Conditional Uses

- 1. Minimum Lot Area - one (1) acre (43,560 square feet) except as otherwise specified for a conditional use.
- 2. Minimum Lot Width - one hundred and twenty (120) feet, except that a corner lot shall be a minimum of one hundred fifty (150) feet.
- 3. Minimum Front Yard - forty (40) feet measured from the right-of-way line.
- 4. Minimum Side Yards - Two (2) required.
  - (a) For a conditional use - twenty- (20) feet on each side yard except for corner lots where the side yard shall be fifty (50) feet.
  - (b) For an accessory use to the side or rear of the principal structure - twenty (20) feet.

5. Minimum Rear Yard

- (a) For a conditional use - fifty (50) feet.
- (b) For an accessory use - ten (10) feet.
- 6. Maximum Lot Coverage (Bulk) - Forty percent (40%) of gross lot area for all principal and accessory buildings combined.
- 7. Maximum Building Height
  - (a) For a principal structure - two and one-half (2 1/2) stories or thirty (30) feet.
  - (b) For an accessory structure - twenty (20) feet.
- 8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

C. For Special Exceptions:

- 1. Minimum Lot Area - one (1) acre (43,560 square feet).

2. Minimum Lot Width - one hundred and eight (180) feet, except that a corner lot shall have a minimum width of two hundred (200) feet.
3. Minimum Front Yard - forty (40) feet.
4. Minimum Side Yards:
  - (a) For a principal use - twenty-five (25) feet on each side yard.
  - (b) For an accessory use to the side or rear of the principal structure - twenty (20) feet.
  - (c) For a principal use on the street side of a corner lot - fifty (50) feet.
5. Minimum Rear Yard:
  - (a) For a principal use - fifty (50) feet.
  - (b) For an accessory use - ten (10) feet.
6. Maximum Lot Coverage: For all principal and accessory structures combined - forty percent (40%) of the gross lot area.
7. Maximum Building Height:
  - (a) For a principal use - two and one-half (2 1/2) stories or thirty (30) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XIII of this Chapter.
  - (b) For an accessory use - twenty (20) feet.
8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

D. Infill Models: (Ord. 233, 04/16/2008)

1. Minimum lot area - ten (10) acres.
2. Maximum density - five (5) dwelling units per acre.
3. Minimum open space - fifteen percent (15%) of gross area.
4. Nonresidential uses - none permitted.
5. Primary access:
  - (a) Thirty (30) dwelling units or less - local or minor collector roadway.
  - (b) Thirty-one (31) dwelling units and over, collector or arterial roadway.
6. Maximum building height:
  - (a) Principal use - two and a half (2½) stories or thirty feet (30').
  - (b) Accessory use - twenty feet (20').
7. Parking requirements - two (2) spaces per dwelling unit.

## PART VII

### R-3 SUBURBAN RESIDENTIAL DISTRICT

#### SECTION 700 PURPOSE

To provide for a residential living environment with a broad range of residential types while protecting the personal enjoyment of individual residential properties through flexible design, screening and controlled use of local streets. (The maximum permitted density shall be three and six-tenths [3.6] dwelling units per acre in conventional and clustered developments. The maximum density for multi-family shall be six [6.0] dwelling units per acre.)

#### SECTION 701 PERMITTED USES

- A. Principal Uses
  1. Single family detached residential dwellings.
  2. Duplex, triplex and quadraplex structures as a single principal use on a single lot or parcel.
  3. Publicly owned parks and playgrounds.
  4. Cemeteries and mausoleums.
  5. Funeral homes and crematoriums.
  6. Forestry.
  7. Traditional Neighborhood Infill Model (See Section 1624) (Ord. 233, 4/16/08)
- B. Accessory Uses
  1. Private garages and parking areas. (See Part XVII)
  2. Other accessory uses customarily incidental to a permitted use.
  3. Signs in accordance with Part XVIII of this Chapter.
  4. Home occupations. (See Section 1623)
  5. Home gardening excluding the sale of products.

#### SECTION 702 CONDITIONAL USES

- A. Multi-family dwellings (townhouses and condominiums). (See Section 2121)
- B. Chippewa Township municipal uses and uses directly related to Chippewa Township's municipal programs and services. (Revised by Ord. 182, 09/08/1997) (See Section 2122.)

- C. Home day care in a single family detached dwelling by a resident of such dwelling for the day care of six (6) or fewer children other than those who reside on the site, whether or not for compensation. (See Section 2112).
- D. Clustered Subdivision developments in accordance with Section 2109 of this Chapter and the Chippewa Township Subdivision and Land Development Ordinance.
- E. Planned Residential Development in accordance with Part XV.
- F. Hospitals and clinics. (See Section 2115).
- G. Home museums. (See Section 2114).
- H. Amateur Radio Communication Towers. (See Section 2103).
- I. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to conditional uses in the R-3 District, the provision of Section 1625 shall also be applicable to this conditional use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/8/12)
- I. Municipal and non-profit public service administrative offices (general administrative offices of municipal authorities and non-profit organizations providing municipal and general services to the public). (Ord. 243, 6/20/2012)

### **SECTION 703 SPECIAL EXCEPTION USES**

- A. Earth sheltered dwellings. (See Section 2139)
- B. Religious and educational uses. (See Section 2144)
- C. Nursing and personal care facility. (See Section 2142)

### **SECTION 704 LOT REQUIREMENTS**

#### **A. For permitted Uses**

##### **1. Minimum Lot Area**

- (a) With public sanitary sewers - ten thousand eight hundred and ninety (10,890) square feet per dwelling unit.
- (b) With on lot septic disposal - twenty-one thousand seven hundred and eighty (21,780) square feet per dwelling unit.

##### **2. Minimum Lot Width - (Ord. 174)**

- (a) Eighty-five feet (85') at the right-of-way line for linear property lines.
- (b) Fifty feet (50') at the right-of-way line for curvilinear property lines, including arc distance.

##### **3. Minimum Front Yard - thirty (30) feet measured from the right of way line.**

##### **4. Minimum Side Yard**

##### **(a) For a principal use**

- (1) Single family detached residential dwelling - ten (10) feet on each side yard.
- (2) Duplex, triplex and quadraplex - fifteen (15) feet on each side yard.

(3) For an accessory use - to the side or rear of the principal structure.

i. To the interior side lot line - five (5) feet.

ii. To the abutting right-of-way line (corner lot) ten (10) feet.

5. Minimum Rear Yard

(a) For a principal - forty (40) feet.

(b) For an accessory use - ten (10) feet.

6. Maximum Lot Coverage - For all principal and accessory uses - forty percent (40%) of the gross lot area.

7. Maximum Building Height

(a) For a principal use - two and one-half (2 1/2) stories or thirty (30) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XIII of this Chapter.

(b) For an accessory use - twenty (20) feet.

8. Parking Requirements - off-street parking shall be in accordance with Part XVII of this Chapter.

B. For Conditional Uses

1. Minimum Lot Area - one (1) acre (43,560 square feet) principal.

2. Minimum Lot Width - one hundred and eighty (180) feet, except that a corner lot shall be a minimum of two hundred (200) feet.

3. Minimum Front Yard - forty (40) feet.

4. Minimum Side Yards

(a) For a principal use - twenty (20) feet on each side yard.

(b) For an accessory use to the side or rear of the principal structure - fifteen (15) feet.

(c) For a principal use on the street side of a corner lot - fifty (50) feet.

5. Minimum Rear Yard

(a) For a principal use - forty (40) feet.

(b) For an accessory use - ten (10) feet.

6. Maximum Lot Coverage (Bulk): For all principal and accessory structures combined - forty percent (40%) of the gross lot area.

7. Maximum Building Height

- (a) For a principal use - three and one-half (3 1/2) stories or forty (40) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XIII of this Chapter.
  - (b) For an accessory use - twenty (20) feet.
8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

C. For Special Exceptions:

- 1. Minimum Lot Area - one (1) acre (43,560 square feet) per principal.
- 2. Minimum Lot Width - one hundred and eighty (180) feet, except that a corner lot shall be a minimum of two hundred (200) feet.
- 3. Minimum Front Yard - forty (40) feet.
- 4. Minimum Side Yard
  - (a) For a principal use - twenty-five (25) feet on each side yard.
  - (b) For an accessory use to the side or rear of the principal structure - twenty (20) feet.
  - (c) For a principal use on the street side of a corner lot - fifty (50) feet.
- 5. Minimum Rear Yard
  - (a) For a principal use - forty (40) feet.
  - (b) For an accessory use - ten (10) feet.
- 6. Maximum Lot Coverage (Bulk) - For principal and accessory uses - combined forty percent (40%) of the gross lot area.
  - (a) For an accessory use - forty percent (40%) of the rear yard area.
- 7. Maximum Building Height
  - (a) For a principal use - three and one-half (3 1/2) stories or forty (40) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XIII of this Chapter.
  - (b) For an accessory use - twenty (20) feet.
- 8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.



D. Infill Models: (Ord. 233, 4/16/2008)

1. Minimum lot area — five (5) acres.
2. Maximum density — six (6) dwelling units per acre.
3. Minimum open space — ten percent (10%) of gross area with a one (1) acre minimum.
4. Nonresidential uses — none permitted.
5. Primary access:
  - (a) Thirty (30) dwelling units or less - local or minor collector roadway.
  - (b) Thirty-one (31) dwelling units and over - collector or arterial roadway.
6. Maximum building height:
  - (a) Principal use — two and a half (2 'A) stories or thirty feet (30').
  - (b) Accessory use — twenty feet (20').
7. Parking requirements — two (2) spaces per dwelling unit.

## PART VIII

### C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

#### SECTION 800 PURPOSE

The purpose of the C-1 Neighborhood Commercial District is to provide land for commercial and service uses that supplement and support surrounding residential areas.

#### SECTION 801 PERMITTED USES

All business activities shall be conducted entirely within an enclosed structure.

##### A. Principal Uses:

1. General Retail, including, but not limited to the sale and storage of: Food, Paint, Furniture, Hardware, Electronics, Housewares and Clothing.
2. Personal services and offices including, but not limited to Finance, Insurance, Real Estate and Legal.
3. Personal Services and offices including but not limited to Dentists, Doctors, Chiropractors, Physical Therapists and Psychologists.
4. Commercial day care centers.
5. Public/private schools.
6. Dwelling units on the second or third floor when a commercial use is established on the first floor and when said units are within the principal structure, where the habitable area of said dwelling units occupy no more than forty percent (40%) of the gross floor area of the principal structure.
7. Dry cleaning drop-off and pickup.
8. Forestry.
9. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the C-1 District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012).

##### B. Accessory Uses:

1. Parking, loading, and unloading areas in accordance with Part XVII of this Chapter.
2. Accessory uses customarily incidental to the principal use.

3. Signs in accordance with Part XVIII of this Chapter.

## **SECTION 802 CONDITIONAL USES:**

- A. Specialty retail including, but not limited to the storage and sale of major appliances, sporting goods and antiques. (See Section 2131)
- B. Restaurants without drive through facilities. (See Section 2128)
- C. Printing and Publishing. (See Section 2124)
- D. Veterinary Service. (See Section 2133)

## **SECTION 803 THERE ARE NO SPECIAL EXCEPTION USES IN THE C-1 DISTRICT**

## **SECTION 804 LOT REQUIREMENTS**

### **A. All Permitted and Conditional Uses:**

1. Minimum Lot Area - twenty one thousand seven hundred eighty (21,780) square feet.
2. Minimum Lot Width - one hundred (100) feet.
3. Minimum Front Yard - twenty (20) feet. (Revised by Ord. 182, 9/8/1997)
4. Minimum Side Yard
  - (a) When abutting other commercial uses within the C-1 District or abutting uses in the PC and SG Zoning Districts:
    - (1) Individual structures on individual lots fifteen (15) feet per side.
    - (2) Structures abutting on single lots or individual lots with one multiple use structure on a lot or a use on each lot - where a signed agreement is provided in writing by the adjoining property owners, a zero side yard shall be permitted where two (2) or more commercial uses adjoin side to side, provided:
      - i. In no case shall common walls be permitted between properties of separate ownership.
      - ii. In cases of such a series of adjoining structures on lots of single and separate ownership, abutting and paralleling a public right-of-way, an unobstructed passage of at least thirty (30) feet in width shall be provided at grade level at intervals not more than four hundred (400) feet apart.

- (b) When abutting an existing single-family residential use, school, church, or a residential zoning district boundary line - no building or structure shall be located within fifty (50) feet of the Zoning District boundary or lot line or existing use on an adjacent property and, further, a planted screen shall be maintained along the perimeter of the zoning district boundary line or lot line of the abutting use. (Revised by Ord. 182, 9/8/1997)
- (c) For a principal use on the street side of a corner lot - forty (40) feet.

5. Minimum Rear Yard

- (a) When abutting other commercial uses within the C-1 District or abutting uses in the PC and IC Zoning Districts:

- (1) For a principal use - twenty (20) feet.

- (2) For an accessory use - ten (10) feet.

- (b) When abutting an existing single-family residential use, school, church, or a Residential Zoning District boundary line - no building or structure shall be located within fifty (50) feet of the zoning district boundary or lot line or existing use on an adjacent property and, further a visual screen shall be maintained the length of said boundary of the zoning district or the lot line of the abutting use. (Revised by Ord. 182, 9/8/1997)

6. Maximum Lot Coverage - Impervious coverage, including building, pavement and sidewalks shall be no greater than sixty-five (65) percent of the total lot area. (Revised by Ord. 182, 9/8/1997)

7. Maximum Building Height

- (a) For a principal use - two and one-half (2 1/2) stories or forty (40) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with the applicable rules and regulations of Part XIII of this Chapter.

- (b) For an accessory use - twenty (20) feet.

8. Parking Requirements - Off street parking shall be in accordance with Part XVII of this Chapter.

9. Landscaping - Shall be in accordance with Section 1614 of this Chapter. (Revised by Ord. 187, 6/8/1998)

## SECTION 805 ACCESS DRIVES

Lots or parcels within the C-1 District shall provide direct access to a public collector, minor arterial, or principal arterial road without the use of an existing local road.

## **SECTION 806 COMMUNITY CHARACTER COMPATIBILITY (Ord. 258, 10/18/17)**

Community character compatibility standards for all new construction, change of occupancy or expansion/renovation of buildings and structures accommodating nonresidential land uses are enumerated in Article XVI, §1626.



## **PART IX**

### **PC PLANNED COMMERCE DISTRICT**

#### **SECTION 900 PURPOSE**

The purpose of the Planned Commerce Zoning District (PC) is to provide land for the development of business and light industrial uses on development sites with unified design features, in areas of the Township where access to major transportation facilities is available.

#### **SECTION 901 PERMITTED USES**

##### **A. Principal Uses:**

1. Planned office and commerce parks including business incubator facilities.
2. Single tenant office buildings (medical or general).
3. Motels and hotels.
4. Restaurants.
5. Retail centers a minimum of fifty thousand (50,000) square feet of gross floor area.
6. Business and personal services.
7. Public or private recreation.
8. Banks and financial institutions.
9. Automotive service stations (See section 1621).
10. New and used automobile sales.
11. Car wash.
12. Single use general retail.
13. Forestry.
14. Oil and Gas Development Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the C-1 District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012).

##### **B. Accessory Uses:**

1. Garages and storage buildings incidental to the principal use.
2. Restaurant or cafeteria as an accessory to of the principal use.
3. Accessory uses incidental to the permitted uses.
4. Satellite dishes.

## SECTION 902 CONDITIONAL USES

1. Light manufacturing. (See Section 2118)
2. Assembly and processing. (See Section 2104)
3. Home improvement centers. (See Section 2113)
4. Research and development facilities. (See Section 2126)

## SECTION 903 USES BY SPECIAL EXCEPTION

There are no special exception uses in the PC District.

## SECTION 904 LOT REQUIREMENTS

A. All permitted and conditional uses:

1. Minimum lot area: forty-three thousand five hundred and sixty (43,560) square feet (1 acre).
2. Minimum lot width: one hundred (100) feet at the right-of-way line.
3. Minimum front yard: forty (40) feet measured from the right-of-way line.
4. Minimum side yard:
  - (a) When adjoining other commercial uses within the PC District or adjoining uses in the SG and AO Zoning Districts:
    - (1) Individual structures on individual lots - a side depth of fifteen (15) feet per side.
    - (2) Structures adjoining on individual lots with one (1) structure on each lot - where a mutual agreement is provided in writing by the adjoining property owners, no side yard shall be required where two (2) or more commercial uses adjoin side to side.
      - i. In no case shall common walls be permitted between lots of separate ownership.
      - ii. In cases of such a series of adjoining structures on lots in single and separate ownership, an unobstructed passage of at least thirty (30) feet in width shall be provided at grade level at intervals not more than four hundred (400) feet on center.
  - (b) When adjoining a lot within a residential zoning district - seventy-five (75) feet from said lot line.
  - (c) When adjoining a school, public park, or public playground - two hundred (200) feet from said lot line.
  - (d) When adjoining a church, hospital, or library - one hundred (100) feet from said lot line.



- (e) The front yard requirement shall be maintained on all frontages abutting on public or private street rights-of-way.
  - (f) For a principal use of over forty (40) feet in height when authorized the minimum side yard requirement shall be increased by one (1) foot in width for every one (1) foot in height over forty (40) feet. (Revised by Ord. 182, 9/8/1997)
5. Minimum Rear Yard
- (a) When adjoining other commercial uses within the PC District or adjoining uses in the SG and AO zoning Districts:
    - (1) For a principal use — fifteen (15) feet.
    - (2) For an accessory use — ten (10) feet.
  - (b) When adjoining residential district AR1, R2, R3:
    - (1) Principal use fifty (50) feet.
    - (2) Accessory use — twenty (20) feet.
6. Maximum lot coverage. (Ord. 217, 7/14/03)
- (a) Impervious coverage including buildings, pavement and sidewalks shall be no greater than 65% and in compliance with the minimum landscaping standard of Section 1614 of this Chapter 27.
  - (b) Impervious coverage, including building, pavement and sidewalks can be increased from 65% to a maximum of 80% provided that one deciduous or evergreen tree of at least two inches in caliper be planted on the lot for every percent over 65% of lot coverage plus complying with the minimum landscaping standards of Section 1614 of this Chapter 27.
7. Maximum building height.
- (a) For a principal use (structure), seventy-five feet (75') or three and one-half (3-1/2) stories.
  - (b) For an accessory use, twenty (20) feet or two (2) stories.
8. Accessory use. Minimum distance shall be as follows:
- (a) Minimum side yard: twenty-five (25) feet.
  - (b) Minimum rear yard: twenty-five (25) feet.
  - (c) Separation from other buildings: twenty-five (25) feet.
9. Parking requirements - off-street parking shall be in accordance with Part XVII of this Chapter.
10. Landscaping shall be in accordance with Section 1614 of this Chapter.

## **SECTION 905 PLANNED OFFICE AND COMMERCE PARKS**

- A. Intent. Planned land development is intended to: encourage innovations in design and construction benefiting the public interest through efficient land planning; provide for a

variety of business activities; attract new employment opportunities; expand the fiscal capacity of the Township by encouraging a broader property tax base; and ensure that the flexibility of regulations for land development authorized in this Section, encourage the disposition of such proposals.

- B. All applications for approval of a planned office and commerce park shall be filed with the Zoning Officer and shall be subject to the submission and review requirements of a land development as established the Chippewa Township Subdivision and Land Development Ordinance.
- C. Permitted Uses. Planned commerce parks shall consist of two (2) or more of the uses which are listed as permitted in Section 901 of this Part. The uses which are defined as conditional uses in Part XXI of this Chapter shall be considered and reviewed as such in a planned office and commerce park.
- D. Bulk Area Regulations. Planned PC development parks shall be subject to the following requirements:
  - 1. Minimum park area 10 acres
  - 2. Minimum lot area 2 acres
  - 3. Minimum park and lot frontage 200 feet
  - 4. Maximum building height 3-1/2 stories or 40 feet
  - 5. Where a planned commerce park is to be developed as a single entity according to a master site development plan with established site, building design and maintenance controls, the following standards for access roadways shall apply.
    - (a) Minimum setback from private or public street line: Seventy-five (75) feet for lots located along a planned commerce park internal access road with a fifty (50) foot landscape area at the street right-of-way; and one hundred (100) feet with a seventy-five (75) foot landscape area at the street right-of-way when located along any public road as designated in the Township of Chippewa Comprehensive Plan.
    - (b) Minimum setback from side and rear property lines: The minimum setback shall be thirty (30) feet except where such yards abut a Residential Zoning District boundary or an existing residential use where the minimum set back shall be sixty (60) feet.
    - (c) Where more than one structure is located on a lot, the structures shall be no closer to each other than thirty-five (35) feet.
  - 6. Within bufferyards as required by this Chapter a continuous planted screen shall be maintained as specified in Section 1614.
  - 7. Service area screening. All service area in a planned commerce park, including trash receptacles and loading docks, whether located to the side or to the rear of the building, shall be screened from public view as specified in Section 1614.
- E. No merchandise, products, refuse, discarded materials or similar items may be displayed or stored or stored outside except as follows:

1. The parking of trucks which are used for delivery or shipping shall be adequately screened from surrounding properties as well as public streets, roads, or highways. The screening shall consist of landscaping and, if necessary, wood fencing at a height necessary to screen the storage area from adjacent properties. Such screening shall be in accordance with Section 1614 of this Chapter. No trucks shall be stored or parked in the front yard of any business or building and further, the storage area for all trucks shall be set back a minimum of ten (10) feet from for properties located to the side and rear of the parcel of land if abutting or facing another use within the Planned Commerce Zoning District. If adjoining or facing any district other than the Planned Commerce Zoning District, the storage of all trucks shall be set back a minimum of twenty (20) feet from the closest abutting property line.
  2. The outside storage of supplies, such as pipes, wood, building materials, steel coils, and other related industrial supplies, shall also be adequately screened from surrounding properties as well as public streets, roads, or highways. The screening shall consist of planting and, if necessary, wood fencing at a height necessary to screen the storage area from adjacent properties. Such screening shall be in accordance with Section 1614 of this Chapter. No supplies shall be stored in the front yard of any business or building and further, the storage of all supplies shall be set back a minimum of twenty (20) feet from the closest abutting property line located to the side and rear of the parcel of land.
  3. Construction equipment, including dump trucks, graders, bulldozers and backhoes, shall be adequately screened from surrounding properties as well as public streets, roads, or highways. The screening shall consist of planting and, if necessary, wood fencing at a height necessary to screen the storage area from adjacent properties. Such screening shall be in accordance with Section 1614 of this Chapter. No construction equipment shall be stored or parked in the front yard of any business or building and further, the storage of all construction equipment shall be set back a minimum of twenty (20) feet from the closest abutting property line located to the side and rear of the subject parcel.
  4. Any other material not described herein but proposed for outside storage shall be adequately screened from surrounding properties as well as public streets, roads or highways.
- F. The applicant shall submit with the land development plan a traffic impact analysis which shall identify the extended trip generation and proposed traffic control facilities both at the primary point(s) of access and within the site. An interior circulation plan shall be included with the land development plan submittal.

- G. The configuration and layout of the land development plan shall demonstrate that all proposed buildings within the site can be reasonably accessed by emergency fire, ambulance and rescue equipment.
- H. No traffic designs which are likely to create a hazard or traffic congestion endangering the public safety in general shall be approved. Traffic control devices may include traffic signals (both lights and signs), median barriers, acceleration and deceleration lanes, turning lanes, restricted and one-way traffic flow, and speed control devices. The applicant shall be responsible for the design, engineering, construction and installation of all access and circulation plan required and approved for the site. The entire approved traffic control system for the site shall be in place and operational before any occupancy permit is issued for any building or unit within a building on the site.

#### **SECTION 906 COMMUNITY CHARACTER COMPATIBILITY (Ord. 258, 10/18/17)**

Community character compatibility standards for all new construction, change of occupancy or expansion/renovation of buildings and structures accommodating nonresidential land uses are enumerated in Article XVI, §1626.

## **PART X**

### **S-G SPECIAL GROWTH ZONING DISTRICT**

#### **SECTION 1000 PURPOSE**

The purpose of the Special Growth Zoning District is to provide within prime development areas of Chippewa Township provisions for commercial and industrial development, whether planned as a unified site or stand-alone use, which will result in the best use of land in terms of economic considerations, site design and compatibility with adjacent land use types.

Prior to receipt of preliminary or final approvals for use and development of land within any Special Growth Zoning District the applicant shall demonstrate to the Planning Commission the following:

- A. All contemplated uses, whether single or multiple uses, are part of a unified site design which promotes compatibility with the activities within the district and the community in general.
- B. The land development plan provides for adequate ingress, egress, and circulation for all projected vehicular activity.
- C. The land development plan provides for architectural, design elements, landscaping and specific use requirements for the purpose of promoting openness and a park like character which are appropriate for the harmonious integration of the district within the land use plan of Chippewa Township.

#### **SECTION 1001 PERMITTED USES**

##### **A. Principal Uses:**

- 1. Single family detached dwellings.
- 2. General offices.
- 3. Business services, including but not limited to machine repair and maintenance, office supplies and copying.
- 4. Medical offices.
- 5. Professional offices, including but not limited to engineering, architectural and surveying services.
- 6. Research and development.
- 7. Personal Services.
- 8. Restaurants, excluding drive through.

9. Commercial recreation, including but not limited to bowling alleys, health clubs, exercise salons, health fitness spas, racquetball clubs, tennis clubs, swimming clubs and skating rinks.
10. Vocational/educational services, except heavy equipment operation, truck driving, automobile driving, flying instruction and survival schools.
11. Public facilities (local, county, state or federal).
12. Assisted living facilities.
13. Specialty retail.
14. Forestry
15. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the S-G District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012)
16. Light manufacturing, distributions and warehousing in a single or multiple use building(s) on lots of ten (10) acres or greater. (Ord. 255, 12/14/16)

B. Accessory Uses:

1. Accessory uses on the same lot with and customarily incidental to a principal use, except signs.
2. Signs in accordance with Part XVIII of this Chapter.

## **SECTION 1002 CONDITIONAL USES**

- A. New and used automobile sales. (See Section 2105)
- B. Drive-through restaurants shall only be permitted in conjunction with shopping centers on unified sites, office centers or similar commercial centers only after a finding of fact by the Board of Supervisors that vehicular access to such facility will be from the internal circulation network of such a center. (See Section 2127)
- C. Religious facilities. (See Section 2125)
- D. A group of retail sales and service facilities planned and developed as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the use serves. (Ord. 187, 6/8/1998) (See Section 2129)
- E. Multi-family dwellings, townhouses and condominium dwellings. (See Section 2121)

- F. Hotels and motels (See Section 2116)
- G. Ice Cream Stands (See Section 2117)
- H. Veterinary service. (Revised by Ord. 182, 9/8/1997) (See Section 2133)

## **SECTION 1003 USES BY SPECIAL EXCEPTIONS**

- A. Automotive service stations. (See Section 2145).

## **SECTION 1004 LOT REQUIREMENTS**

### **A. Permitted Uses:**

- 1. Minimum Lot Area - one half (1/2) acre.
- 2. Minimum Lot Width - sixty feet (60')
- 3. Minimum Front Yard - thirty feet (30') measured from the right-of-way line.
- 4. Minimum Side Yard:
  - (a) Fifteen feet (15') when adjoining a lot in the C-1, SG, A-C, PC or IC districts.
  - (b) Twenty-five feet (25') when adjoining the AR-1, R-2 or R-3 districts.
- 5. Minimum Rear Yard:
  - (a) Twenty feet (20') for principal buildings and ten feet (10') for accessory buildings when adjoining the C-1, S-G, A-C, PC or IC districts.
  - (b) Thirty feet (30') for principal buildings and ten feet (10') for accessory buildings when adjoining the AR-1, R-2 and R-3 districts.
- 6. Maximum Building Height:
  - (a) Principal buildings - seventy-five feet (75') or three and one half (3 1/2) stories.
  - (b) Accessory buildings - one (1) story or twenty feet (20').
- 7. Maximum Lot Coverage, including building, pavement and sidewalks shall be no greater than sixty percent (60%) of the total lot area. (Revised by Ord. 182, 9/9/1997).
- 8. Parking Requirements: Off-street parking shall be in accordance with Part XVII of this Chapter.

9. Landscaping - Shall be in accordance with Section 1515 of this Chapter. (Revised by Ord. 187, 6/8/1998).

B. Conditional Uses and uses by special exception (except as otherwise specified):

1. Minimum Lot Area - one (1) acre.
2. Minimum Lot Width - one hundred feet (100').
3. Minimum Front Yard - same as permitted uses.
4. Minimum Side Yard - same as permitted uses.
5. Minimum Rear Yard - same as permitted uses.
6. Maximum Building Height - same as permitted uses.
7. Maximum Lot Coverage, including building, pavement and sidewalks shall be no greater than sixty percent (60%) of the total lot area. (Revised by Ord. 812, 9/8/97)
8. Parking Requirements - Off-street parking shall be in accordance with Part XVII of this Chapter.
9. Landscaping - Shall be in accordance with Section 1614 of this Chapter. (Revised by Ord. 187, 6/8/1998).

**SECTION 1005 COMMUNITY CHARACTER COMPATIBILITY** (Ord. 258, 10/18/17)

Community character compatibility standards for all new construction, change of occupancy or expansion/renovation of buildings and structures accommodating nonresidential land uses are enumerated in Article XVI, §1626.



## **PART XI**

### **IC-INDUSTRIAL CORRIDOR ZONING DISTRICT**

#### **SECTION 1100 PURPOSE**

The purpose of the Industrial Corridor Zoning District (IC) is to provide employment opportunities related to the development of light industrial, commercial and transportation related uses in areas of the Township where access to a major transportation corridor is available.

#### **SECTION 1101 PERMITTED USES**

##### **A. Principal Uses:**

1. Light manufacturing.
2. Distribution and warehousing.
3. Contractor supply yards.
4. Motels and hotels.
5. Mini-storage facilities.
6. Retail centers in excess of 100,000 square feet in gross floor area.
7. Assembly and processing.
8. Research and development facilities.
9. Planned industrial parks.
10. Distribution and warehousing.
11. Forestry.
12. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the IC District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10)  
Repealed (Ord. 244, 8/08/10)

##### **B. Accessory Uses:**

1. Garages and storage buildings incidental to the principal use.
2. Restaurant or cafeteria which caters to the needs of employees and guests of the principal use.
3. Accessory uses incidental to the permitted uses.

- C. Supplemental Design Regulations - Applicable to all permitted uses. (See Section 1608).

## **SECTION 1102 CONDITIONAL USES**

- A. Dispatch centers for trucks, buses or taxi cabs. (See Section 2111).
- B. Research and development facilities. (See Section 2126).
- C. Trucking maintenance and bulk commodity terminals. (See Section 2132).
- D. Adult businesses. (See Section 2102)
- E. Cellular Communications Towers. (See Section 2107).
- F. Billboard Signs. (See Section 1809). (Ord. 218, 3/17/2004)

## **SECTION 1103 USES BY SPECIAL EXCEPTION**

- A. Business and personal services. (See Section 2137).
- B. Home improvement centers. (See Section 2141).
- C. Religious and educational uses. (See Section 2144).

## **SECTION 1104 LOT REQUIREMENTS**

- A. All permitted and conditional uses and uses by special exception (except as otherwise specified):
  - 1. Minimum lot area: eighty-seven thousand (87,120) square feet (2 acres).
  - 2. Minimum lot width: two hundred (200) feet.
  - 3. Minimum front yard: forty (40) feet.
  - 4. Minimum side yard: thirty (30) feet.
  - 5. Minimum rear yard setback: thirty (30) feet.
  - 6. Maximum lot coverage: impervious coverage, including building, pavement and sidewalks shall be no greater than seventy percent (70%).
  - 7. Maximum building height.
    - (a) For a principal use (structure), seventy-five (75) feet or three and one-half (3-1/2) stories.
    - (b) For an accessory use, twenty (20) feet or two (2) stories.

8. Accessory use. Minimum distance shall be as follows:
  - (a) Minimum side yard: twenty-five (25) feet.
  - (b) Minimum rear yard: twenty-five (25) feet.
  - (c) Separation from other buildings: twenty-five (25) feet.
9. Parking requirements - off-street parking shall be in accordance with Part XVII of this Chapter.
10. Landscaping shall be in accordance with Section 1515 of this Chapter.

## PART XII

### PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

#### SECTION 1200 PURPOSE

The purposes of the PRD District are as follows:

- A. To allow innovations in residential development and redevelopment so that the changing demand for housing may be met by greater variety in type, design, and layout of dwellings together with the conservation and more efficient use of open space ancillary to said dwellings;
- B. To provide greater opportunities for better housing and recreation for all who are or will be residents of the Township;
- C. To encourage a more efficient use of land and public services and to reflect changes in the technology of land development so that the economies so secured may ensure to the benefit of those who need homes;
- D. To safeguard personal well-being and property by preserving the natural environment and protecting sensitive, critical, and/or irreplaceable natural resources;
- E. To encourage innovations in residential developments that are designed to minimize energy consumption and maximize the impact of development on natural ecosystems;
- F. To protect the stability of existing residential neighborhoods and surrounding areas from being adversely affected by the proximity of incompatible land uses;
- G. To ensure consistency with the objectives of the zoning and subdivision and land development regulations that would otherwise be applicable and in aid of these purposes, provide a sound, expeditious and fair administrative procedure which allows the developer and the Township to relate the type, design, and layout of residential development to the particular site and the particular demand for housing existing at the time of development, while preserving the character, quality and property values of the Township's existing residential areas.

#### SECTION 1201 PERMITTED USES

A. Principal Uses:

- 1. Single family detached dwellings.
- 2. Nursing and personal care facilities.

3. Places of worship.
4. Planned Residential Development Type 1. (See Part XV)
5. Planned Residential Development Type 2. (See Part XV)
6. Forestry.
7. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the PRD District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012).

B. Accessory Uses:

1. Private garages and parking areas in accordance with Part XVII of this Chapter.
2. Other accessory uses customarily incidental to a permitted use.
3. Signs in accordance with Part XVIII of this Chapter.
4. Home occupations. (See Section 1623).
5. Home gardening excluding the sale of products.

## **SECTION 1202 CONDITIONAL USES**

- A. Bed and Breakfast. (See Section 2106)
- B. Business and personal Services. (See Section 2137)

## **SECTION 1203 USES BY SPECIAL EXCEPTION**

There are no special exceptions in the PRD District.

## **SECTION 1204 LOT REQUIREMENTS**

A. For Permitted Uses other than Type 1 and Type 2 PRD's:

1. Minimum Lot Area

- (a) With public sanitary sewers - ten thousand eight hundred and ninety (10,890) square feet per dwelling unit.
- (b) With on lot septic disposal - twenty-one thousand seven hundred and eighty (21,780) square feet per dwelling unit.

2. Minimum Lot Width

- (a) Eighty-five feet (85') at the right-of-way line for linear property lines.
- (b) Fifty feet (50') at the right-of-way line for curvilinear property lines, including arc distance.

3. Minimum Front Yard - forty (40) feet measured from the right of way line.

4. Minimum Side Yard

(a) For a principal use

- (1) Single family detached residential dwelling - ten (10) feet on each side yard.
- (2) Duplex, triplex and quadraplex - fifteen (15) feet on each side yard.
- (3) For an accessory use - to the side or rear of the principal structure.
  - i. To the interior side lot line - five (5) feet.
  - ii. To the abutting right-of-way line (corner lot) ten (10) feet.

5. Minimum Rear Yard

- (a) For a principal - forty (40) feet.
- (b) For an accessory use - ten (10) feet.

6. Maximum Lot Coverage - For all principal and accessory uses - forty percent (40%) of the gross lot area.

7. Maximum Building Height

- (a) For a principal use - two and one-half (2 1/2) stories or thirty (30) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XII of this Chapter.
- (b) For an accessory use - twenty (20) feet.

8. Parking Requirements - off-street parking shall be in accordance with Part XVII of this Chapter.

B. For Conditional Uses

- 1. Minimum Lot Area - one (1) acre (43,560 square feet) principal.
- 2. Minimum Lot Width - one hundred and eighty (180) feet, except that a corner lot shall be a minimum of two hundred (200) feet.
- 3. Minimum Front Yard - fifty (50) feet.

4. Minimum Side Yards

- (a) For a principal use - twenty (20) feet on each side yard.
- (b) For an accessory use to the side or rear of the principal structure - fifteen (15) feet.
- (c) For a principal use on the street side of a corner lot - fifty (50) feet.

5. Minimum Rear Yard

- (a) For a principal use - forty (40) feet.
- (b) For an accessory use - ten (10) feet.

6. Maximum Lot Coverage (Bulk): For all principal and accessory structures combined - forty percent (40%) of the gross lot area.

7. Maximum Building Height

- (a) For a principal use - three and one-half (3 1/2) stories or forty (40) feet, provided any structure that may because of its location be hazardous to air traffic shall be restricted in height in accordance with applicable rules and regulations of Part XIII of this Chapter.
- (b) For an accessory use - twenty (20) feet.

8. Parking Requirements - off street parking shall be in accordance with Part XVII of this Chapter.

**SECTION 1205 PERMITTED USES AND MIX OF USES IN TYPE 1 AND TYPE 2  
PLANNED RESIDENTIAL DEVELOPMENTS**

A. Type 1 PRD:

- 1. Single family detached dwellings - minimum of fifty percent (50%).
- 2. Duplex dwellings - maximum of twenty-five percent (25%) of total number of dwelling units.
- 3. Triplex and quadraplex dwellings - maximum of twenty-five percent (25%) of total number of dwelling units.
- 4. Townhouse dwellings - maximum of twenty-five percent (25%) of total number of dwelling units.
- 5. Passive recreation - undisturbed open space.
- 6. Active recreation - prepared for use, with or without facilities.
- 7. Residential accessory uses.

B. Type 2 PRD:

1. Single family detached dwellings - minimum of twenty-five percent (25%) of total number of dwelling units.
2. Duplex dwellings - maximum of twenty-five percent (25%) of total number of dwelling units.
3. Triplex and quadraplex dwellings - maximum of twenty-five percent (25%) of total dwelling units.
4. Townhouse dwellings - maximum of twenty-five percent (25%) of total dwelling units.
5. Plan scaled commercial - maximum of ten percent (10%) of gross land area.
6. Passive recreation - undisturbed open space.
7. Active recreation - prepared for use, with or without facilities.
8. Residential accessory uses.

**SECTION 1206 DENSITY**

In permitted uses, Subsection A, Numbers 4 and 5, the maximum density shall not exceed the following:

PRD Type 1 - Four (4) dwelling units per gross acre.

PRD Type 2- Six (6) dwelling units per gross acre.

**SECTION 1207 DEVELOPMENT STANDARDS**

All proposed Planned Residential Developments shall be consistent with the provisions of Part XV, Planned Residential Developments, of this Chapter and shall be reviewed as per the procedures outlined in that Part.



## PART XIII

# AIRPORT SURFACE OVERLAY ZONING DISTRICTS

## SECTION 1300 PURPOSE

To identify the boundary of the Beaver County Airport and recognize its effect on the Township's land development. Airport related facilities and commercial enterprises shall be contained within the Beaver County Airport boundary limits.

## SECTION 1301 PERMITTED USES

### A. Principal Uses

1. Airport related services, transportation facilities and activities.
2. Plan Scale Commercial.
3. Development of Regional Significance and Impact.
4. Professional and general offices.
5. Public or private recreation.
6. Restaurants with or without drive-through.
7. Motel/hotel.
8. Specialty retail.
9. Accessory uses customarily incidental to permitted principal uses.
10. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the Airport Surface Overlay District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012)

## SECTION 1302 ACCESS DRIVES

Uses within the A-C District shall provide direct access to a public collector, minor arterial, or principal arterial road without the use of an existing local road.

## SECTION 1303 LOT REQUIREMENTS (Revised by Ord. 182, 9/8/1997)

- A. Minimum lot size - ten (10) acres
- B. Minimum lot frontage - two hundred fifty (250) feet

- C. Minimum front yard - fifty (50) feet
- D. Minimum rear and side yards - fifty (50) feet
- E. Maximum building height - three and one half (3 1/2) stories or forty (40) feet

Impervious coverage, including buildings, pavement and sidewalks, shall be no greater than sixty five (65) percent of the total lot area.

## SECTION 1304 AIRPORT ZONING DISTRICTS

- A. In order to carry out the provisions of this part, there are hereby established certain Airport Surface Overlay Zoning Districts (AZD's) which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the Beaver County Airport. Such zones are visually depicted on the Height Limitation and Airport Zoning District Map prepared by the Southwestern Pennsylvania Commission, and dated Spring of 1986, which is attached to this Chapter and made a part hereof. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The following AZD's are established for the Beaver County Airport.

Primary Surface Zoning District .....	AZD-1
Runway Larger than Utility Visual Approach Zoning District .....	AZD-2
Runway Larger than Utility with a Visibility Minimum Greater than 3/4 Mile, Nonprecision Instrument Approach Zoning District .....	AZD-3
Transitional Zoning District (adjacent to approach zoning districts).....	AZD-4
Horizontal Zoning District .....	AZD-5
Conical Zoning District .....	AZD-6

- B. The Airport Zoning Districts for the Beaver County Airport are defined as follows:

1. PRIMARY SURFACE ZONE - (AZD-1) - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of the runway. The width of the primary surface is set forth, for each runway, in the following definitions.
2. RUNWAY LARGER THAN UTILITY VISUAL APPROACH ZONE - (AZD-2) -  
The inner edge of this approach zone coincides with the width of the

primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. It's centerline is the continuation of the centerline of the runway.

3. RUNWAY LARGER THAN UTILITY WITH A VISIBILITY MINIMUM GREATER THAN 3/4 MILE, NON PRECISION INSTRUMENT APPROACH ZONE - (AZD-3) The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. It's centerline is the continuation of the centerline of the runway.
4. TRANSITIONAL ZONES - (AZD-4) - The transitional zones are the areas beneath the transitional surfaces. (See definition of Transitional Surfaces in Part III)
5. HORIZONTAL ZONE - (AZD-5) - The horizontal zone is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
6. CONICAL ZONE - (AZD-6) - The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet.

## **SECTION 1305 AIRPORT ZONING REQUIREMENTS**

USE RESTRICTIONS - Notwithstanding any other provisions of this Part, no use may be made of land or water within any zone established by this Part in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

## **SECTION 1306 NONCONFORMING USES**

- A. REGULATIONS NOT RETROACTIVE - The regulations prescribed by this Part

shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Chapter, or otherwise interfere with the continuance of any nonconforming use, except as provided in Part XXIII (relating to permits.) Nothing contained herein shall require any change in the construction, alteration of which was begun prior to the effective date of this Chapter.

- B. MARKING AND LIGHTING - Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Airport Manager to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of Beaver County.

## SECTION 1307 PERMITS AND VARIANCES

- A. FUTURE USE - Except as specifically provided in this Part, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Chapter shall be granted unless a variance has been approved in accordance with this Chapter.

1. In the zoning districts lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy-five feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
2. In the zoning districts lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than seventy-five feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic feature, would extend above the height limit prescribed for such transition zones.