

NORTH SEWICKLEY TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA
ORDINANCE NO. 05122020 OF 2020

AN ORDINANCE OF NORTH SEWICKLEY TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA, FOR THE PURPOSE OF MAKING VARIOUS CHANGES, CLARIFICATIONS, AND AMENDMENTS TO THE NORTH SEWICKLEY TOWNSHIP ZONING ORDINANCE, CHAPTER 27 BY PROVIDING FOR PURPOSES AND FINDINGS RELATED TO THE ADOPTION OF SAID AMENDMENTS.

WHEREAS, the North Sewickley Township Board of Supervisors finds that the various changes, clarifications, and amendments are deemed necessary in order to encourage beneficial growth in the Township while keeping the density of development consistent with existing Township facilities and the Township's ability to develop new facilities.

WHEREAS, in the judgment of the Board of Supervisors of North Sewickley Township that such changes, clarifications, and amendments to the North Sewickley Township Zoning Ordinance is consistent with the overall best interest of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the North Sewickley Township Board of Supervisors, of Beaver County, Commonwealth of Pennsylvania, and by this Ordinance it is hereby ordained and enacted as follows:

1. Section 27-202; Definitions:

The definition of Solar Energy Facility shall be amended to include "A public or private electric generating facility".

2. Section 27-403; Conditional Uses:

Add the word "wireless" to communication facilities.

3. Section 27-503; Conditional Uses:

Add Subsection E: Commercial Kennel

4. Section 27-603; Conditional Uses:

Add Subsection G: Passive and Active recreation facilities, including golf courses.

5. Section 27-1204(J), Criteria for Conditional Uses; Commercial Kennels in the AR District, to add:

1. All buildings in which animals are housed and all runs shall be located at least fifty (50') feet from all lot lines.

2. Outdoor runs may be provided if appropriate screening is provided as referred in *Appendix - Screening Requirements*. No animal shall be permitted to use the outdoor runs from 10:00 p.m. to 7:00 a.m.

3. Dogs deemed dangerous pursuant to the Pennsylvania Dog Law shall be prohibited.

4. All areas where dogs are kept, both inside and outside, shall have concrete floors.

6. Section 27-1204(k); Criteria for Conditional Uses; Commercial Kennels in the MDR District, to add as a conditional use in the MDR District, Commercial Kennels at Subsection K. The following conditional use criteria shall also be added:

1. All kennels shall be licensed by the Commonwealth of Pennsylvania and shall be constructed and maintained in accordance with the Pennsylvania Code, Title 7, Part II, Chapter 21 entitled, General Provisions: Kennels; Licensure; Dog-Caused Damages, as amended.

2. Dogs deemed dangerous pursuant to the Pennsylvania Dog Law shall be prohibited.

3. Kennels must be situated on one parcel consisting of at least two acres.

4. All buildings in which animals are housed and all runs shall be located at least fifty (50') feet from all lot lines, and at least three hundred (300') feet from the nearest dwelling, excluding any on-site dwelling. Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot be perceived at the lot line.

5. All areas where dogs are kept, both inside and outside, shall have concrete floors.

6. The storage of any animal waste shall be regularly disposed of in accordance to local, state and federal regulations. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review.

7. Outdoor runs may be provided if appropriate screening is provided as referenced in *Appendix-Screening Requirements*. The outdoor runs are confined within a defined external area, which is completely enclosed by a six-foot-high fence. No animal shall be permitted to use the outdoor runs from 9:00 p.m. to 7:00 a.m.

8. All signs shall comply with Part 13 of this Chapter.

7. Section 27-1510, Mediation Option:

Add Subsection C, to include: Any resolution obtained through the mediation process shall be reduced to writing and approved by the municipality in accordance with this Ordinance. No offers or statements made in the mediation sessions, excluding the final agreement, shall be admissible as evidence in any subsequent judicial or administrative proceeding.

8. Severability. the provisions of this Ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by an court, it is the intent of the North Sewickley Township Board of Supervisors that such determination shall not affect or render void the remaining provisions of this Ordinance. It is the declared intent of the Board of Supervisors that this Ordinance would have been enacted if any provision subsequently declared to be void, invalid, illegal or unconstitutional had not been included at the time of enactment.


9. Repealer. Any and all prior Ordinances or portions of prior Ordinances that are in conflict with this Ordinance are hereby repealed to the extent of such conflict. The remaining North Sewickley Township Zoning Ordinance, including any amendment thereto, not modified, shall remain the same and in full force and effect.

10. Effective Date. This Ordinance shall take effect thirty (30) days after the date of adoption by the North Sewickley Township Board of Supervisors, Beaver County, Pennsylvania.

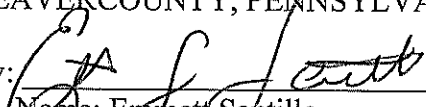
DULY presented and adopted at a meeting of the Board of Supervisors of North Sewickley Township, Beaver County, Commonwealth of Pennsylvania, this 12th day of May, 2020.


ENACTED and ORDAINED this 12th day of May, 2020.

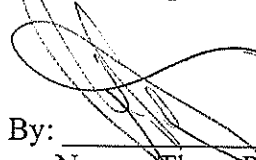
ATTEST:


Name: Amy Schmidhamer
Title: Secretary

BOARD OF SUPERVISORS,
NORTH SEWICKLEY TOWNSHIP,
BEAVER COUNTY, PENNSYLVANIA

By: 
Name: Emmett Santillo
Title: Chairperson

By: 
Name: John Axtell
Title: Supervisor

By: 
Name: Thom Portman
Title: Supervisor