



LSSE: (412) 264-4400
Fike: (814) 226-7880
Rabell: (814) 756-4384
Senate: (412) 826-5454
www.lsse.com

Fike ● LSSE ● Rabell ● Senate

January 29, 2025

S. O. No. 575-02

VIA EMAIL ONLY
(nst@zoominternet.net)

Ms. Lisa A. Crespo, Township Secretary
North Sewickley Township
893 Mercer Road
Beaver Falls, Pennsylvania 15010

**Subject: North Sewickley Township Planning Commission
Township Zoning Ordinance Revision
2025 Amendment**

Dear Ms. Crespo:

Attached is the draft of the proposed Zoning Ordinance amendments for review and consideration by the North Sewickley Township Planning Commission.

Please distribute this draft to the members of the Planning Commission for discussion at the February 4, 2025, Planning Commission meeting.

Should you have any questions, please contact David B. Ritsema, P.E. directly (Ext. 232).

Sincerely,

Jason E. Stanton, P.E.

JES/nwg

Enclosure

cc/enc: Ryan C. Long, Solicitor, Leymarie Clark Long, PC (ryan@lclpc.com)

-
- Coraopolis, PA (Headquarters)
 - Aliquippa, Beaver County, PA
 - Greensburg, Westmoreland County, PA
 - Dublin, Franklin County, OH
 - Albion, Erie County, PA
 - Clarion, Clarion County, PA
 - Pittsburgh, Allegheny County, PA
 - White Oak, Allegheny County, PA
 - Kittanning, Armstrong County, PA
 - Washington, Washington County, PA

NORTH SEWICKLEY TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA ORDINANCE
NO. _____ OF 2025

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 Campground shall be modified to “A parcel of land used by campers for seasonal, recreational, or other similar temporary living purposes, in building of a movable, temporary, or seasonal nature, such as cabins, recreational vehicles, travel trailers, tents, or shelters.”

The definition of Building shall be modified to “Any man-made object having an ascertainable location on or in land or water, whether or not affixed to the land, regardless of the combination of materials used to form the same and is intended for the shelter, housing or enclosure of persons, animals or belongings. Included in the definition of “building” shall be all mobile homes such as manufactured homes, mobile trailers requiring special hauling permits, modular homes and sectional homes such as industrial homes”.

The definition of Manufactured House and Mobile Homes shall be modified to “A factory-built, single-family structure that is manufactured under the authority of the National Manufactured Home Construction and Safety Standard Act, is transportable in one (1), is built on a permanent chassis, is used as a place of human habitat, and constructed with and connected to the same or similar electrical, plumbing and sanitary facilities as immobile housing, have a minimum of five hundred (500) square feet and a maximum of one thousand one hundred twenty (1,120) square feet of habitable floor area; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. The terms “Manufactured Home”, “Mobile Home” are used and to be recognized interchangeably in this Ordinance. The said terms do not include recreational vehicles or travel trailers, sometimes referred to as camping trailers, or on-site construction trailers or similar units temporarily placed at a construction or development site.”

The definition of Modular Homes, Sectional Homes and Industrial Homes shall be added to include “ A transportable (transported by auxiliary means or towed on separate running gear) single-family dwelling consisting of two or more constructed units assembled or built at a manufacturing facility to be transported to a building site to the combined or joined into one single , integral dwelling unit by incidental unpacking and assembly operations, which may be temporarily or permanently affixed to real estate with or without a permanent foundation, designed for use and to be used for non-transient residential purposes, and constructed with and connected to the same or similar electrical plumbing and sanitary facilities as immobile housing, have a minimum of one thousand (1,000) square feet of habitable floor area. The terms “Industrial Home”, “Modular Home” and “Sectional Home” are used and to be recognized interchangeably in this Ordinance. The term does not include recreational vehicles or travel trailers, sometimes referred to as camping trailers, mobile homes or manufactured homes, but does include the commonly used reference of “double-wides”. The Certification of the Installer of such units required by legislation of the Commonwealth of Pennsylvania shall be placed in the Township’s file relative to the Building / Zoning Permit issued for each such unit. An industrial home, modular or sectional home may be located within a mobile home park at the discretion of the owner of the mobile home park.”

The definition of Trailer (Camping and Recreational Equipment) shall be added to include “Shall include travel trailers, pickup coaches, motorized homes, and recreational equipment as follows:

- A. Travel Trailer: A portable structure built on a chassis, designed to be towed and used as a temporary dwelling for travel, recreational, and vacation purposes, and permanently identified as a travel trailer by the manufacturer of the trailer.
- B. Pickup Coach or Recreational Vehicle: A structure designed primarily to be mounted on a pickup or other trucks chassis with sufficient equipment to render it suitable for use as a temporary dwelling, travel, recreational and vacation purposes.
- C. Motorized Home: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- D. Boat: A vessel designed to travel on water.
- E. Boat Trailer: A trailer designed to haul a boat as defined above.

The definition of Distillery shall be modified to “An establishment for distilling, especially for distilling alcoholic liquors. See also “Micro-distillery. A distillery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beverage grade spirit alcohol are permissible accessory uses to a distillery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and / or wholesale sales of beverage grade spirit alcohol, tours, ancillary retail sales, patio areas, and food service. Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.”

The definition of Micro-Distillery shall be modified to “A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single or small batches. A micro-distillery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beverage grade spirit alcohol are permissible accessory uses to a micro-distillery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and / or wholesale sales of beverage grade spirit alcohol, tours, ancillary retail sales, patio areas, and food service. Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.”

The definition of Brewery shall be modified to “An establishment for brewing large quantities of beer or other malt liquors for wholesale distribution. See also “Micro-brewery.” A brewery may include any of the following: a tasting room, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beer or other malt liquors are permissible accessory uses to a brewery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and/or wholesale sales of beer or other malt liquors, tours, ancillary retail sales, patio areas, and food service.

Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.”

The definition of Micro-Brewery shall be modified to “A small, usually independent brewery that produces limited quantities of specialized beers. A micro-brewery may include any of the following: a tasting room, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of beer or other malt liquors are permissible accessory uses to a micro-brewery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and / or wholesale sales of beer or other malt liquors, tours, ancillary retail sales, patio areas, and food service. Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.”

The definition of Winery shall be added to include “A facility specifically designed for the crushing, fermentation, and / or barrel aging of wine. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are permissible accessory uses to a winery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and/or wholesale sales of wine, tours, ancillary retail sales, patio areas, and food service. Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.”

2. Part 4 – AR Agricultural Residential District

Section 27-402; Permitted Uses:

- A. Add Subsection A (13): Municipal uses.
- B. Add Subsection A (14): Campgrounds.
- C. Add Subsection A (15): Winery

Section 27-403; Conditional Uses:

- D. Delete Subsection B: Municipal Uses.

3. Part 5 – MDR Mixed Density Residential District

Section 27-502; Permitted Uses:

- A. Add Subsection A (5): Municipal buildings.

Section 27-504; Uses by Special Exception:

- C. Modify Subsection C to read “Community Centers.”
- E. Reserved for future use

4. Part 6 – B Business District

Section 27-602; Permitted Uses:

- E. Delete Subsection A (9): Distillery
- F. Delete Subsection A (10): Micro-Distillery
- G. Delete Subsection A (11): Brewery
- H. Delete Subsection A (12): Micro-Brewery

Section 27-604; Uses by Special Exceptions:

- I. Add Subsection E: Distillery
- J. Add Subsection F: Micro-Distillery
- K. Add Subsection G: Brewery
- L. Add Subsection H: Micro-Brewery

5. Part 7 – BT Business Transition District

Section 27-702; Permitted Uses:

- E. Delete Subsection A (9): Distillery
- F. Delete Subsection A (10): Micro-Distillery
- G. Delete Subsection A (11): Brewery
- H. Delete Subsection A (12): Micro-Brewery

Section 27-704; Uses by Special Exceptions:

- I. Add Subsection F: Distillery
- J. Add Subsection G: Micro-Distillery
- K. Add Subsection H: Brewery
- L. Add Subsection I: Micro-Brewery

6. Part 8 – CC Corridor Commercial District

Section 27-802; Permitted Uses:

Correct numbering of “Subsection A (15): Distillery” to “Subsection A (16): Distillery”

Correct numbering of “Subsection A (16): Micro-Distillery” to “Subsection A (17): Micro-Distillery”

Correct numbering of “Subsection A (17): Brewery” to “Subsection A (18): Brewery”

Correct numbering of “Subsection A (18): Micro-Brewery” to “Subsection A (19): Micro-Brewery”

7. Delete Section 27-1103.D in its entirety and replace with the following:

E. All permanent swimming pools hereafter constructed, installed, established or maintained, shall be enclosed by a permanent fence meeting all of the requirements of the North Sewickley Township Swimming Pool Ordinance 23 and all Federal and State regulations in effect at the time of application.

8. Add Section 27-1123 Campgrounds and Recreational Vehicles as follows:

A. Standards.

- (1) Setback. No camping site shall be located within 100-feet of a public right-of-way or within 35-feet of any property line or within 300-feet of a nonaffiliated residence.
- (2) Campsites. Individual campsites shall contain a minimum of 1,000-square feet with a minimum width of 25-feet. Each campsite shall provide a clear, level, well-drained, mud-free pad for accommodating trailers and campers.
- (3) Parking. Parking may be provided within the campground. Camping site parking shall provide a clean, mud-free and well-drained area.
- (4) Streets and roads. Each camping site shall front upon an approved street or road.
 - (a) One-way streets and roads with camping site parking shall have an improved surface of no less than 12-feet.
 - (b) Two-way streets and roads with camping site parking shall have an improved surface of no less than 20-feet.

- (c) One-way streets and roads with on-street parking on one side shall have an improved surface of no less than 20-feet, and 28-feet for parking on both sides.
- (d) Two-way streets and roads with on-street parking shall have an improved surface of no less than 28-feet for one-side parking, and 36-feet for both-side parking.
- (e) Streets and roads shall be graded to provide positive drainage from the road surface. Drains and culverts shall be provided as necessary to maintain proper drainage.
- (f) Streets and roads shall have a maximum grade of 6%, except for sections of no more than 100-feet in length which may exceed 6% but in no case shall exceed 10%.
- (g) Streets and roads shall be all-weather constructed. Road oil, calcium or other suitable material shall be applied in an amount and frequency as necessary to control dust.

(5) Emergency ingress and egress to all campsites shall be maintained at all times.

(6) Common facilities shall be well-illuminated from dusk to dawn.

B. Compliance with other regulations.

(1) All campgrounds shall comply with the rules and regulations of the Commonwealth of Pennsylvania, Department of Health, as set forth in Article 413, Chapter 4, Regulations for Control of Sanitation in Organized Camps and Campgrounds, adopted April 25, 1968, as amended.

(2) Violation of the above shall constitute a violation of this chapter, and such violator shall be subject to penalties described herein.

C. Additional requirements. In addition to compliance with the standards set forth in this chapter, the Township Supervisors may make additional requirements as deemed necessary to protect the health, safety, morals and general welfare of the public.

D. Exclusions. Primitive camps, defined as unimproved, limited access with nondelineated campsites, shall be limited in use to three nights during 21 consecutive days. These campsites are excluded from the provisions of this chapter.

E. Office. Each campground shall have an office in which shall be kept copies of all records pertaining to the management and supervision of the campground. Such records shall be available for inspection by the authorized officers of the Township.

- F. Register. It shall be the duty of the owner or his agent to keep a register of the "head of the family" accommodated in the campers or tents, their regular home address and the number and description of their automobiles or other vehicles. Said register shall be open at all times to inspection by any authorized official of the Township. The owner or his agent shall prescribe rules and regulations for the management of the campground and make adequate provision for the enforcement of such rules.
- G. They shall have a minimum lot size of five acres. All interior roads shall be at least six inches of crushed, compacted aggregate and shall be built to be mud-free year round.
- H. Water supplies and sanitary sewage disposal must be approved by the Pennsylvania Department of Environmental Protection (DEP) or, as appropriate, the Township's sewage enforcement officer (SEO).
- I. There shall be a planted buffer yard of at least 50-feet along the side and rear yards that shall contain evergreen shrubs at least 4-feet in height when planted, to provide a visual buffer.
- K. Regulations for storage and use of recreational vehicles.
- (1) No recreational vehicle shall be used or occupied for living quarters or residential purposes.
 - (2) No structural additions shall be constructed onto or attached to a recreational vehicle, and no recreational vehicle shall be physically attached to or become a part of any other building.
 - (3) No recreational vehicle shall be used as a dwelling for residential use or for living quarters, whether permanent or temporary, except under the following circumstances:
 - (a) Where located adjacent to a dwelling which provides occupants of the recreational vehicle with sewage, water, and utility services, provided that it is used as temporary living quarters for periods of time not exceeding 15 consecutive days and 30 cumulative days in any calendar year.
 - (b) Where otherwise permitted and not located adjacent to an existing dwelling on the same lot or in a campground, for temporary living quarters for a period of time not exceeding 30 consecutive days and 180 cumulative days in any calendar year, provided that the recreational vehicle is connected to a sewage system as required by and in accordance with the applicable regulations of the Township and the Department of Environmental Protection pursuant to a properly issued permit, provided that the sewage disposal system

shall be maintained in accordance with said regulations, and provided that there is adequate provision for a potable water supply on the property.

9. Add Section 27-1124 Winery as follows:

- E. A winery shall be a permitted conditional use subject to the following minimum standards and criteria:
- F. Minimum lot size required is ten (10) acres.
- G. Winery operations shall be conducted in accordance with all applicable federal, state, county, and Township laws and regulations governing the production of crops and related operations.
- H. A business established as a winery shall have at least one point of ingress and egress to a public road right-of-way. The point of ingress and egress shall be located in a manner that minimizes detrimental traffic impacts to both pedestrians and vehicles.
- I. Indoor and outdoor display areas associated with retail activity shall not exceed a total of 3,000-square feet in gross floor area. Display areas within parking lots and outdoor storage areas shall be included within the calculated gross floor area.
- J. The minimum number of required parking spaces shall not be utilized for any display areas and/or outdoor storage areas.
- K. To promote adequate vehicular safety and circulation, an entrance drive surfaced with bituminous brick, concrete or stabilized aggregate shall be constructed between the nearest public road right-of-way and the retail area. The entrance drive shall be a minimum of 20-feet wide. Loading and equipment storage areas shall, at a minimum, be paved with crushed limestone aggregate.
- L. No storage or transfer of toxic, corrosive, flammable, carcinogenic or explosive materials, chemicals, liquids, gases or solids shall be permitted on the lot(s), with the exception of gasoline, diesel fuel and oil for the operation and maintenance of motorized vehicles and equipment.
- M. Food Service operations shall cease between the hours of 10:00 pm and 7:00 am prevailing time.

13. Add Section 27-1125 Distillery, Micro-Distillery, Brewery, and Micro-Brewery as follows:

- A. A distillery, micro-distillery, brewery, micro-brewery shall be a permitted conditional use subject to the following minimum standards and criteria:

- B. Operations shall cease between the hours of 11:00 pm and 7:00 am prevailing time. Food Service operations shall cease between the hours of 10:00 pm and 7:00 am prevailing time.
- C. Shall not be located closer than six hundred (600) feet to a property line.
- D. Operations shall be regulated so that nuisances, such as excessive noise levels, shall not be created. The Township may attach such reasonable conditions as it deems necessary to ensure the operation complies with this requirement.
- E. Outdoor storage of material is not permitted.

14. Delete Section 27-1207.K in its entirety and replace with the following:

K. Distillery, Micro-Distillery, Brewery, Micro-Brewery:

(1) Use by special exception in the AR District:

- (a) Operations shall cease between the hours of 11:00 pm and 7:00 am prevailing time. Food service operations shall cease between the hours of 10:00 pm and 7:00 am prevailing time.
- (b) Shall not be located closer than six hundred (600) feet to a property line.
- (c) Operations shall be regulated so that nuisances, such as excessive noise levels, shall not be created. The Township may attach such reasonable conditions as it deems necessary to ensure the operation complies with this requirement.
- (d) Outdoor storage of material is not permitted.

(2) Use by special exception in the MDR District:

- (a) Operations shall cease between the hours of 11:00 pm and 7:00 am prevailing time. Food Service operations shall cease between the hours of 10:00 pm and 11:00 am prevailing time.
- (b) Shall not be located closer than one hundred (100) feet to a property line.
- (c) Operations shall be regulated so that nuisances, such as excessive noise levels, shall not be created. The Township may attach such reasonable conditions as it deems necessary to ensure the operation complies with this requirement.
- (d) Outdoor storage of material is not permitted.

- (e) Food services and the consumption of the products produced shall not be permitted outside of interior food service areas.
- (2) Use by special exception in the B and BT Districts:
 - (a) Operations shall cease between the hours of 11:00 pm and 7:00am prevailing time. Food Service operations shall cease between the hours of 10:00 pm and 7:00 am prevailing time.
 - (b) Shall not be located closer than eighty (80) feet to a property line.
 - (c) Operations shall be regulated so that nuisances, such as excessive noise levels, shall not be created. The Township may attach such reasonable conditions as it deems necessary to ensure the operation complies with this requirement.
 - (d) Outdoor storage of material is not permitted.

15. Add Appendix as follows:

APPENDIX
BUFFERYARD REQUIREMENTS

Development Proposed	Required Bufferyard		
	A	B	C
Agricultural Use			
Adjoining a residential use		X	
Adjoining a commercial use		X	
Adjoining an industrial use	X		
Multi-Family Use			
Adjoining a residential use		X	
Adjoining a commercial use		X	
Adjoining an industrial use	X		
Any Use in the Business or Business Transition or Corridor Commercial Districts			
Adjoining a residential use		X	
Adjoining a commercial use			X
Adjoining an industrial use		X	
Any Use in the Industrial District			
Adjoining a residential use	X		
Adjoining a commercial use		X	
Adjoining an industrial use			X
Any Use in a Residential District Other than a Single-Family Dwelling, Two Family Dwelling, or Open Space			
Adjoining a residential use	X		
Adjoining a commercial or industrial use		X	

Bufferyard A:

- A. Bufferyard A shall be 35-feet wide extending back in depth from the lot line and shall contain two rows of planting. Each row shall consist of a mixture of 30 percent deciduous and 70 percent evergreen trees and a maximum spacing of 15-feet apart, measured from the vertical centerline of adjacent trees.
- B. In addition to the above-noted required tree spacing, a row of lower level evergreen shrubs or hedges shall be planted or earth mounding shall be constructed in the bufferyard which shall provide a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower level shrubs, hedges or mounds shall be a minimum of 4-feet in height. The length of an individual mound shall not be greater than 30 percent of the lot line to which the mound is adjacent. A variety of heights within and between mounds are recommended.

Bufferyard B:

- A. Bufferyard B shall be 25-feet wide extending back in depth from the lot line and shall contain a single row of planting which shall be comprised of a mixture of 30 percent deciduous and 70 percent evergreen trees. These trees shall be spaced 15-feet apart as measured from the center of the trees.
- B. In addition to the above-noted required tree spacing, a row of lower level evergreen shrubs or hedges shall be planted, or earth mounding shall be constructed in the bufferyard which shall provide a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower level shrubs, hedges or mounds shall be a minimum of 4-feet in height. The length of an individual mound shall not be greater than 30 percent of the lot line to which the mound is adjacent. A variety of mound heights are recommended.

Bufferyard C:

- A. Bufferyard C shall be 10-feet wide extending back in depth from the lot line and shall contain a row of planting which shall be comprised of a mixture of 30 percent deciduous and 70 percent evergreen trees. These trees shall be spaced 15-feet apart as measured from the center of the trees.
- B. In addition to the above-noted required tree spacing, a row of lower level evergreen shrubs or hedges shall be planted, or earth mounding shall be constructed in the bufferyard which shall provide a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower level shrubs, hedges or mounds shall be a minimum of 4-feet in height. The length of an

individual mound shall not be greater than 30 percent of the lot line to which the mound is adjacent. A variety of mound heights are recommended.

16. **Severability.** The provisions of this Ordinance are severable, and in the event that any provision is held invalid, void, illegal, or unconstitutional by a 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.
17. **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.
18. **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 _____ day of _____, 2025.

ENACTED and ORDAINED this _____ day of _____, 2025