NEW BEAVER BOROUGH, LAWRENCE COUNTY, PENNSYLVANIA ORDINANCE No. 1 of 2021

AN ORDINANCE OF NEW BEAVER BOROUGH, LAWRENCE COUNTY, PENNSYLVANIA, FOR THE PURPOSE OF CREATING AN INDUSTRIAL PARK OVERLAY DISTRICT AND AMENDING ORDINANCE NO. 2 OF 2011 ("NEW BEAVER BOROUGH ZONING ORDINANCE"), BY PROVIDING FOR PURPOSES AND FINDINGS RELATED TO THE ADOPTION OF SAID AMENDMENT.

WHEREAS, the New Beaver Borough Council finds that the various amendments and establishment of an Industrial Park Overlay District are deemed necessary in order to encourage beneficial growth and development of various types in the Borough while keeping said growth and development consistent with existing Borough facilities and the Borough's ability to develop new facilities.

WHEREAS, in the judgment of the New Beaver Borough Council, such amendments and the establishment of the Industrial Park Overlay District is consistent with the overall best interests of the Borough.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the New Beaver Borough Council, Lawrence County, Commonwealth of Pennsylvania, and by this Ordinance it is hereby ordained and enacted, as follows:

1. Zoning Map.

Amend to add the Industrial Park Overlay District to the following real estate located in New Beaver Borough and more particularly identified as Tax Identification Nos. 17-1206-0100A-000 (Control No. 17-007800) and 17-1207-0106A-000 (Control No. 17-007900).

2. Section 202.1

Amend to add:

IPOD – Industrial Park Overlay District

3. Section 203.8

Amend to add:

IPOD – Industrial Park Overlay District: The purpose of this Industrial Park Overlay District is to provide sufficient space to meet current and anticipated future regional needs for large-site manufacturing and distribution uses that will benefit the Borough and the region and provide a mechanism that will allow areas planned for manufacturing and distribution uses to be developed along the State Route 18 corridor. The Industrial Park Overlay District will also allow for prudent business decision making by future property owners and encourage investments in land and infrastructure to be made with the knowledge that the Borough will permit such manufacturing and distribution development to be occupied and operate along the State Route 18 corridor.

4. Section 204

Amend chart to add:

Lot and Yard Requirements for the IPOD - Industrial Park Overlay District, as follows:

Lot Area – 2 acres

Lot Width – 200 feet

Front Yard – 40 feet

Side Yard – 10 feet

Rear Yard – 50 feet

Height – 100 feet

Lot Coverage – 50%

5. Section 205

Amend chart to change:

Light Industrial to Light Manufacturing

Heavy Industrial to Heavy Manufacturing

Amend chart to add:

Permitted Uses and Conditional Uses for the IPOD - Industrial Park Overlay District.

Heavy Manufacturing – Permitted

Light Manufacturing – Permitted

Industrial Park - Permitted

Offices – Permitted

Warehouse/Wholesale Businesses – Permitted

Distribution and Fulfillment Center – Permitted

Communication Towers – Permitted

6. Section 206.17

Amend to change:

Heavy Manufacturing: Heavy Manufacturing shall meet the following performance standards:

7. Section 307

Amend chart, as follows:

Remove from chart:

Industrial

Warehouse

Wholesale

Amend to add:

Warehouse/Wholesale -1^{st} space 10,000 ft² / 2^{nd} space 50,000 ft²

8. Section 307.2

Amend chart:

Warehouse/Wholesale Business – one (1) space per employee on the two (2) largest shifts

Amend chart to add:

Light/Heavy Manufacturing and Industrial Park – one (1) space per employee on the two (2) largest shifts

Distribution and Fulfillment Center – one (1) space per employee on the two (2) largest shifts

9. Section 313d

Amend to change:

Permitted Signs – Agriculture, Commercial, Industrial and Industrial Park Overlay District: In the A, C, I and IPOD Districts, the following requirements shall apply to individual lots:

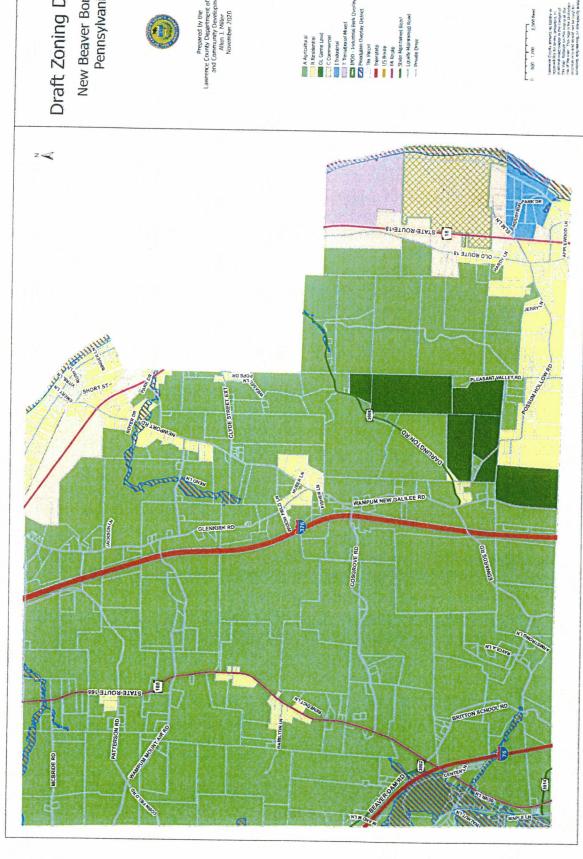
10. Article 7

Amend to add Definition:

Distribution and Fulfillment Center: A facility where goods or products are stored temporarily for the purpose of distribution to wholesaler, retailer, or final destination. Such facilities may store refrigerated goods, and may include ancillary, subordinate functions such as office space and a pick and pack area.

- 11. **Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.
- 12. **Repealer.** All Ordinances or parts of Ordinances which are inconsistent herewith, except to the extent otherwise provided herein, are hereby repealed.
- 13. Effective Date. This Ordinance shall take effect immediately upon its adoption.

Enacted and Ordained this	215 day of January	_, 2021.
ATTEST: Outa Cauford Drita Crawford, Borough Secretary	NEW BEAVER BOROUGH David Hairhoger, Council President	_
EXAMINED AND APPROVED by	me this 21st day of January NEW BEAVER BOROUGH By: 72	, 2021.
	Robert M. Crawford, Mayor	



Draft Zoning Districts

New Beaver Borough, Pennsylvania

