

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 – 1st space 10,000 ft² / 2nd 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 21st day of January, 2021.

ATTEST:

Drita Crawford
Drita Crawford, Borough Secretary

NEW BEAVER BOROUGH

David Hairhoger
David Hairhoger, Council President

EXAMINED AND APPROVED by me this 21st day of January, 2021.

NEW BEAVER BOROUGH

By: Robert M. Crawford
Robert M. Crawford, Mayor

Draft Zoning Districts New Beaver Borough, Pennsylvania



Prepared by the
Lawrence County Department of Planning
and Community Development
Allen J. Miller
November 2020

- A Agricultural
- R Residential
- GL General Land
- C Commercial
- I Industrial
- T Transitional Mixed
- IPOD - Industrial Park Overlay District
- Foodplain Overlay District
- The Pencil
- US Route
- PA Route
- State Agricultural Road
- Locally Maintained Road
- Private Drive

0 500 1,000 2,000 Feet

Lawrence County, Pennsylvania, hereby certifies that this map is a true and correct representation of the zoning districts in the Borough of New Beaver, Pennsylvania. The map is based on the data of the Lawrence County Department of Planning and Community Development. The map is not a legal document and should not be used for legal purposes. It is intended for informational purposes only.

