

**NEW BEAVER BOROUGH, LAWRENCE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2 of 2025**

AN ORDINANCE OF NEW BEAVER BOROUGH, LAWRENCE COUNTY, PENNSYLVANIA, FOR THE PURPOSE OF MAKING VARIOUS CHANGES, CLARIFICATIONS, AND AMENDMENTS TO ORDINANCE NO. 2 OF 2011 ("NEW BEAVER BOROUGH ZONING ORDINANCE") AND THE ORDINANCES AND AMENDMENTS TO ORDINANCE NO. 2 OF 2011 BY PROVIDING FOR PURPOSES AND FINDINGS RELATED TO THE ADOPTION OF SAID AMENDMENTS.

WHEREAS, the New Beaver Borough Council finds that the various changes, clarifications, and amendments are deemed necessary in order to encourage beneficial growth in the Borough while keeping the density of development consistent with existing Borough facilities and the Borough's ability to develop new facilities.

WHEREAS, in the judgment of New Beaver Borough Council, such changes, clarifications, and amendments to the New Beaver Borough Zoning Ordinance is consistent with the overall best interest of the Borough.

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

1. Section 206.35, Uses Not Defined:

Add Section 206.35, Uses Not Defined. Any use not identified or defined in this ordinance shall be considered a conditional use in accordance with the provisions of this ordinance. Any such use shall be subject to the following:

A. If the use not defined is found by the Council in consultation with the Zoning Officer to be comparable to a use listed in the Permitted Uses and Conditional Use Chart, it shall not be eligible for consideration as a "use not defined".

B. The impact of the use not defined on the neighboring properties and adjacent streets and properties is equal to or less than any use specifically listed in the Zoning District.

C. The use not defined shall comply with all applicable area and bulk regulations and standards and criteria for comparable uses specifically listed in the Zoning District.

D. The use not defined shall comply with the regulations of this Ordinance.

E. The use not defined shall be consistent with the purpose statement for the Zoning District and the statement of Community Development Objectives of this Ordinance.

F. The use not defined shall be subject to such other reasonable conditions as imposed by Council.

2. Section 205, Permitted Uses and Conditional Use Chart: Section 205 shall be amended to include uses not defined as a conditional use in all Zoning Districts.

3. Section 809, Definitions: Section 809 shall be amended to add the following definition:

36. Uses Not Defined: Any use that is not specifically defined and/or identified in this Ordinance.

4. Severability. The provisions of this Ordinance are severable and in the event that any provision is held invalid, void, illegal, or unconstitutional by any court, it is the intent of the Borough Council that such determination shall not affect or render void the remaining provisions of this Ordinance. It is the declared intent of the Borough Council 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.

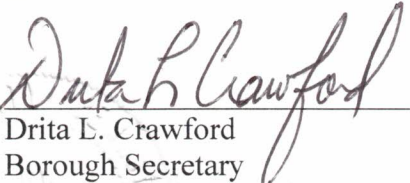
5. Repealer. Any and all prior Ordinances or portions of prior Ordinances that are in conflict with this Ordinance are hereby repealed to the extent of such conflict. The remaining prior Ordinances and portions of prior Ordinances including Ordinance No. 2 of 2011, not modified herein, shall remain the same.

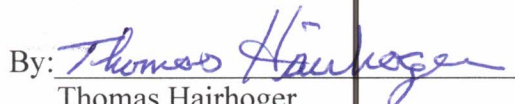
6. Effective Date. This Ordinance shall take effect immediately after the date of adoption by the New Beaver Borough Council, Lawrence County, Pennsylvania.

DULY presented and adopted at a meeting of the Borough Council of New Beaver Borough, Lawrence County, Commonwealth of Pennsylvania, this 13 day of October, 2025.

ATTEST:

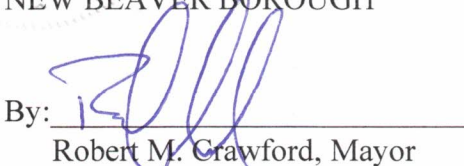
NEW BEAVER BOROUGH


Drita L. Crawford
Borough Secretary

By: 
Thomas Hairhoger
President of Council

EXAMINED AND APPROVED by me this 13th day of October, 2025.

NEW BEAVER BOROUGH

By: 
Robert M. Crawford, Mayor