

UNION TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE TOWNSHIP OF UNION, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280 OF THE TOWNSHIP CODE OF ORDINANCES TO: (1) AMEND THE LIST OF USES IN THE C-2 DISTRICT TO MAKE BUSINESS OR PROFESSIONAL OFFICES, BUSINESS SERVICES AND CONTRACTING BUSINESS A CONDITIONAL USE, AND; (2) TO ADD CONDITIONAL USE STANDARDS FOR BUSINESS OR PROFESSIONAL OFFICES, BUSINESS SERVICES AND CONTRACTING BUSINESS.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P. S. §10101, *et seq.*, as amended, authorizes the Township of Union (the “Township”) to regulate zoning and land use in the Township; and

WHEREAS, Chapter 280 of the Union Township Code of Ordinances, as amended, (the “Union Zoning Ordinance”) regulates zoning within the Municipality; and

WHEREAS, the Board of Supervisors desires to amend the Union Zoning Ordinance to: (i) make certain uses currently permitted in the C-2 District to become Conditional Uses in the C-2 District; and (ii) establish specific Conditional use Standards for these uses.

NOW, THEREFORE, the Board of Supervisors of the Township of Union hereby ordains and enacts as follows, incorporating the above recitals by reference:

Section 1. The Union Zoning Ordinance Section 280-48.A.(1)(b)(c) and (f) are hereby amended by deleting Business or Professional Office, Business Services and Contracting Business as Permitted Uses in the C-2 Zoning District.

Section 2. The Union Zoning Ordinance Section 280-48.B.(1) is hereby amended by adding these uses as a Conditional Use in the C-2 District.

§280-48.B.(1)(h) Business or Professional Offices, subject to §280-102(A)(41).

§280-48.B.(1)(i) Business Services, subject to §280-102(A)(41).

§280-48.B.(1)(j) Contracting Business, subject to §280-102(A)(41).

Section 3. The Union Zoning Ordinance Attachment 1 - Table of Authorized Uses are hereby amended by changing Business or Professional Offices, Business Services and Contracting Business are changed in the C-2 District from a Permitted Use to a Conditional Use.

Section 4. The Union Zoning Ordinance Section 280-102 Standards for Specific Uses, shall be expanded to include the following:

§280-102.A(41) Business or Professional Offices, Business Services and Contractor Business in the C-2 Zoning District, subject to:

- (a) The Site shall be constructed in accordance with an overall plan with compatible architecture and appropriate landscaping.
- (b) The Site shall have vehicular access to an arterial or collector street. Vehicular access shall not be permitted through a residential area.
- (c) The Site shall be served by water and public sanitary sewers.
- (d) No vehicle shall be parked in any public street right-of-way.
- (e) The distance between buildings shall be a minimum of twenty (20') feet.
- (f) Lighting shall be provided and arranged in a manner that will not place direct glare onto neighboring roads and residential properties.
- (g) Outdoor storage shall be screened from view from public streets and residential areas.
- (h) Buffer Area "B" as defined by §280-105.B(1)(b) of this Chapter, shall be providing along all property lines which adjoin the R-D, R-1, R-2 or R-3 Districts.

Section 5. It is the intention of the Township that the chapters, parts, sections, subsections, paragraphs, sentences and/or phrases of this Ordinance are severable. If any chapter, part, section, subsection, paragraph, sentence, or phrase of this Ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or the validity of any remaining chapters, parts, sections, subsections, paragraphs, sentences, or phrases of this Ordinance.

Section 6. Any Ordinance or part of any Ordinance conflicting with this Ordinance is repealed to the extent of such conflict.

Section 7. This Ordinance shall take effect in accordance with applicable law.

ORDAINED AND ENACTED INTO LAW by the Board of Supervisors of the Township of Union at a duly assembled public meeting this 27th day of May, 2020.

ATTEST:

TOWNSHIP OF UNION



Union Township Secretary

BY: 

Chairperson
Board of Supervisors

(Seal)

