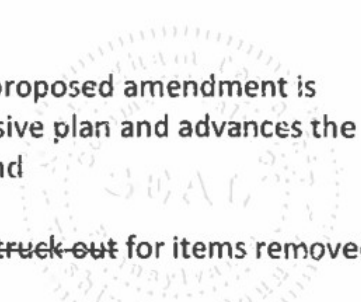


**ORDINANCE No. 123**

**NOTTINGHAM TOWNSHIP  
WASHINGTON COUNTY, PA**

**POST & BEAM CONSTRUCTION HOUSING (BARNDOMINIUMS)**

**AN ORDINANCE AMENDING THE NOTTINGHAM TOWNSHIP ORDINANCE NO. 110, ZONING, TO ESTABLISH THE DEFINITION OF BARNDOMINIUMS AND REGULATIONS FOR SUCH USE AND PROVIDE FOR SEVERABILITY AND REPEAL OF PRIOR INCONSISTENT ORDINANCES.**

- WHEREAS,** the Township Supervisors desire to encourage varying housing types, while maintaining the rural and residential character of the Township;
- WHEREAS,** the Township Supervisors desire to amend the Township zoning ordinance to permit the post & beam construction housing (barndominium) land use in the A-1 Agricultural and R-1 Rural Residential Zoning Districts;
- WHEREAS,** on December 3, 2024 the Nottingham Township Board of Supervisors directed the preparation of a zoning ordinance amendment pertaining to post & beam construction housing or pole barns;
- WHEREAS,** on January 13, 2025, the amendment was submitted to the Nottingham Township Planning Commission for review and comment;
- WHEREAS,** on January 20, 2025, the Township Supervisors authorized advertisement of a public hearing at which the proposed ordinance amendment would be considered and the hearing was properly advertised on January 24, 2025 and February 2, 2025 pursuant to the requirements of the Municipalities Planning Code;
- WHEREAS,** the Township Supervisors held a public hearing on February 17, 2025, pursuant to the MPC, at which time testimony was received concerning the proposed ordinance amendment;
- WHEREAS,** in the judgment of the Township Supervisors, the proposed amendment is consistent with the Township's overall comprehensive plan and advances the Township's community development objectives; and
- WHEREAS,** revisions in this document will appear as follows: ~~struck out~~ for items removed and **bold** and underlined for items added.
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NOW, THEREFORE, BE IT ENACTED by the Township of Nottingham, County of Washington, Commonwealth of Pennsylvania, that the Township Zoning Ordinance, Ordinance #110, is amended as follows:

SECTION 1. Section §425-8, Definition, of the Township Zoning Ordinance is amended to add the following definition:

**BARNDOMINIUM - A metal or wood-framed structure that serves as a detached single-family dwelling which may include functional workspace such as a garage, workshop, or storage area that can be characterized by open floor plans, high ceilings, and a blend of rustic and modern design elements.**

SECTION 2. Section §425-20, Attachment 1, Schedule of Primary Land Uses, is amended to add the following land use to the permitted land uses chart, in the zoning districts and in the manner as indicated below:

LAND USE	A-1	R-1	R-2	R-3	B-1	B-2	M-1	Rt. 136
<b>Residential Land Uses</b>								
Assisted Living Facility	--	--	C	--	C	C	--	--
<b>Barndominium</b>	<b>R</b>	<b>R</b>	--	--	--	--	--	--
Bed-and-Breakfast	C	C	C	C	--	--	--	--

SECTION 3. Section §425-42, Barndominium, is added to the Zoning Ordinance as follows:

**§425-42 Barndominium**

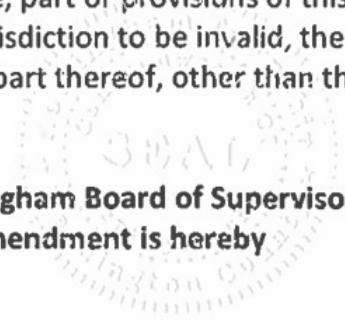
**Any Barndominium use, within the Rural Residential (R-1) Zoning District, is subject to the following supplemental regulations:**

- A. **Minimum Lot Size: two (2) acres.**

SECTION 4. Repealer: All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Duly presented at a regular meeting of the Township of Nottingham Board of Supervisors, Washington County, Pennsylvania, the proposed ordinance amendment is hereby



ORDAINED AND ENACTED THIS 17 DAY of February 2025.

NOTTINGHAM TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Douglas S. King

  
\_\_\_\_\_  
Peter Mansmann

\_\_\_\_\_  
Dave Resanovich

ATTEST:

  
\_\_\_\_\_  
Alyssa Blackburn  
Township Secretary

