

**TOWNSHIP OF NOTTINGHAM
WASHINGTON COUNTY, PENNSYLVANIA**

**ORDINANCE #110 – Amendment D
AMENDMENT TO ZONING ORDINANCE**

AN ORDINANCE OF THE TOWNSHIP OF NOTTINGHAM, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE, NUMBER 110, TO REMOVE LARGE-SCALE SOLAR FACILITY AS A PERMITTED USE IN THE ROUTE 136 DISTRICT, TO MODIFY THE ACCESSORY STRUCTURE STANDARDS FOR FENCES, AND PROVIDE FOR SEVERABILITY AND REPEAL OF PRIOR, INCONSISTENT ORDINANCES.

WHEREAS, the Nottingham Township Supervisors desire to amend the Township zoning ordinance to remove Large-Scale Solar as a permitted use in the Route 136 District and to amend the Accessory Structures and Uses section to require the finished side of fences to face outward;

WHEREAS, the Nottingham Township Planning Commission reviewed the proposed amendment on November 10, 2025 and recommended adoption to the Township Supervisors;

WHEREAS, on October 16, 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 October 20, 2025 and October 28, 2025 pursuant to the requirements of the MPC;

WHEREAS, the Township Supervisors held a public hearing on November 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: underlined and **bolded** for items added.

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. Article VII, Section 459-29(C), is amended by adding the following:
(5) All fences must be constructed so that the finished side faces outward towards adjacent properties and the public right-of-way, with structural supports (posts, rails, framing, etc.) placed on the inside of the fence, facing the property of the fence owner. Fences that are the same on both sides are exempt from this requirement.

SECTION 2. Attachment 1 – Schedule of Primary Uses, is amended by revising the following: “Solar energy facility, large-scale” to be “—” in the Rt. 136 District.

Land Use	Zoning Districts							
	A-1	R-1	R-2	R-3	B-1	B-2	M-1	Rt. 136
Oil and gas Development and Production	R	R	—	—	R	R	R	—
Oil and gas drilling subsurface facilities	R	R	R	R	R	R	R	—
Personal services	C	—	—	—	R	R	—	—
Place of worship	C	C	C	C	C	R	—	—
Public building	C	C	C	C	R	R	R	—
Public parks and recreation	C	C	C	C	C	C	R	—
Regional public utility facilities	C	C	C	C	—	—	C	—
Restaurant	—	—	—	—	—	R	—	C
Retail establishment	C	—	—	—	R	R	—	C
School	C	C	C	C	C	C	—	—
Self-storage and mini warehouse	—	—	—	—	—	—	R	—
Shopping center	—	—	—	—	—	R	—	—
Solar energy facility, large-scale	—	—	—	—	—	—	C	—

SECTION 3. **Repealer:** All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. **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 November, 2025.


NOTTINGHAM TOWNSHIP



BOARD OF SUPERVISORS




Douglas S. King, Chairman



Peter L. Mansmann, Vice Chairman

David Resanovich, Member

ATTEST:



Alyssa Blackburn, Secretary