

**ORDINANCE NO. 02-2025**

**SOUTH STRABANE TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF SOUTH STRABANE TOWNSHIP, WASHINGTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE 2009 SOUTH STRABANE TOWNSHIP ZONING ORDINANCE, TO PROVIDE DEFINITIONS RELATED TO A BUS DEPOT AND RELATED REGULATIONS THEREOF.**

**WHEREAS**, the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania, have previously enacted the South Strabane Township Zoning Ordinance; and

**WHEREAS**, the Pennsylvania Municipalities Planning Code Act of July 31, 1968, as amended, 53 P.S. §10101 et seq., enables a municipality through its Zoning Ordinance to regulate the use of property and to promote the access to and use of public transportation; and

**WHEREAS**, South Strabane Township seeks to promote the general health, safety and welfare of the community by adopting and implementing an amendment to the Zoning Ordinance providing for the implementation of a Bus Depot; and

**NOW THEREFORE**, IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of South Strabane Township, Washington County, Pennsylvania, as follows:

**SECTION 1. TITLE.**

This Ordinance shall be known as the “South Strabane Township Bus Depot Ordinance of 2025.”

**SECTION 2. DEFINITIONS**

**Amendment of Article II, Section 245-9 of the South Strabane Township Zoning Ordinance entitled “Definitions”.** Section 245-9 of the South Strabane Township Zoning Ordinance is hereby amended to add or amend the following definitions to the Ordinance.

BUS DEPOT - A transport system's operating base. A facility to provide parking, servicing and maintenance facilities for vehicles, an administrative function, and facilities for staff. [Amended 2-25-2025 by Ord No. 02-2025]

**Amendment of Article XII "I-1 Light Industrial District" to add a new subsection for regulation of Bus Depots.** There is hereby added a new subsection 245-79(B) with related subsections, to Article XII of the South Strabane Township Zoning Ordinance, entitled " I-1 Light Industrial District": to add regulations for the implementation of Bus Depots as a Conditional Principal Use which shall read as follows:

**B. Conditional uses:**

(1) Principal uses: [Amended 6-28-2016 by Ord. No. 2-2016]

- (a) Active recreation, high-impact, subject to § 245-107.
- (b) Bus Depot, subject to § 245-169. [Amended 2-25-2025 by Ord No. 02-2025]
- (c) Communications tower, subject to § 245-120.
- (d) Compressor station, subject to § 245-168.3.
- (e) Contractor's yard, subject to § 245-123.
- (f) Freshwater retention facility, subject to § 245-168.1. [Amended 11-24-2020 by Ord. No. 7-2020]
- (g) Juvenile personal care home/child residential facility, subject to § 245-133.
- (h) Mine bore holes, mine ventilating shaft, and mine portals, subject to § 245-140.
- (i) Mineral removal, subject to § 245-141.
- (j) Natural gas processing and/or treatment facility, subject to § 245-168.4.
- (k) Oil and gas drilling deep well site, subject to § 245-147.
- (l) Oil and gas drilling shallow well site, subject to § 245-147.
- (m) Planned industrial park, subject to § 245-148.

- (n) Planned office park, subject to § 245-148.
- (o) Planned research or technology park, subject to § 245-148.
- (p) Supply yard, subject to § 245-123.
- (q) Truck and heavy equipment rental, sales and service, subject to § 245-160.
- (r) Truck terminal, subject to § 245-161.
- (s) Vehicle repair garage, subject to § 245-164.
- (t) Warehousing and distribution, subject to § 245-166.

**Amendment of Article XV “Conditional Uses; Uses by Special Exception” to add a new section entitled 245-169, and relevant subsections, for regulation of Bus Depots.** There is hereby added a new Section 245-169 with related subsections, to Article XV of the South Strabane Township Zoning Ordinance, entitled "Conditional Uses; Uses by Special Exception": to add regulations for the implementation of Bus Depots which shall read as follows:

**§ 245-169. Bus Depot [Amended 2-25-2025 by Ord No. 02-2025]**

- A. The minimum site required for a bus depot shall be five acres.
- B. Notwithstanding the minimum ingress and egress design standards specified under § 245-182.B(4) of this Chapter, the applicant shall demonstrate in its Township driveway permit application as required under § 201-9 of the Township.
- C. Notwithstanding the minimum setback standards specified under § 245-80 of this Chapter, the minimum setback for principal and accessory structures shall be 15 feet when adjoining a non-residential use.
- D. Buffer areas shall not be required when the transit facility use is adjacent to nonresidential uses.
- E. Off-street parking and loading shall be provided in accordance with the requirements of Article XVII of this chapter. However, such standards shall not apply to transit vehicles parked inside an enclosed building specifically designed for their maintenance, repair, and storage during off-service periods.
- F. All materials and equipment shall be stored within a completely enclosed building, as defined herein.

- G. No repair of vehicles shall be permitted outside a completely enclosed building, as defined herein.
- H. All operations shall comply with the performance standards of § 245 170 of this chapter.

**SECTION 3. Construction and Severability**

- A. The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.
- B. It is the intention of the Township's Board of Supervisors that the provisions of this Ordinance shall be declared unconstitutional or invalid by the judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

**SECTION 4. – Repealer.** All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 5. – Ratification.** Except as amended by this Ordinance, all other portions, parts and provisions of the 2009 South Strabane Township Zoning Ordinance, as heretofore enacted and amended, shall remain in force and effect.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall be effective five (5) days after its enactment.

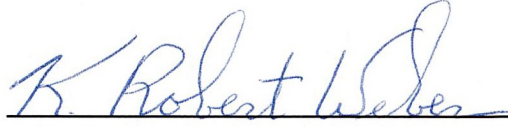
This Ordinance shall be effective five (5) days after approval.

**ENACTED AND ORDAINED** by the Board of Supervisors of South Strabane Township,  
Washington County, Pennsylvania, this 25<sup>th</sup> day of February, 2025.

**ATTEST:**

**SOUTH STRABANE TOWNSHIP**

  
\_\_\_\_\_  
Jeffrey Ziegler, Township Manager

By:   
\_\_\_\_\_  
K. Robert Weber, Chairman

(SEAL)

