

ROBINSON TOWNSHIP, WASHINGTON COUNTY

ORDINANCE NO. OF 3 2024

COMMERCIAL RECREATION, INDOOR AND OUTDOOR

AN ORDINANCE OF ROBINSON TOWNSHIP OF WASHINGTON COUNTY, STATE OF PENNSYLVANIA GOVERNING THE USE OF INDOOR AND OUTDOOR COMMERCIAL RECREATION AS FOLLOWS: AMENDING TABLE 207A, 208A, AND 209A, TO ALLOW THE USE OF COMMERCIAL INDOOR RECREATION AS A PERMITTED PRINCIPAL USE IN THE DISTRICTS OF COMMERCIAL, LIGHT INDUSTRIAL, AND INDUSTRIAL; AMENDING TABLES 207A, 208A, AND 209A TO ALLOW THE USE OF COMMERCIAL RECREATION-INTENSIVE OUTDOOR AS A CONDITIONAL USE IN THE DISTRICTS OF COMMERCIAL, LIGHT INDUSTRIAL, AND AS PERMITTED PRINCIPAL IN THE INDUSTRIAL; AMENDING TABLE 207A TO REMOVE COMMERCIAL RECREATION FROM THE SPECIAL EXCEPTION DESIGNATION; AND ELIMINATING CONFLICTING LANGUAGE.

WHEREAS, the Board of Supervisors of Robinson Township wishes to amend its current Zoning Ordinance and has submitted this Amendment for review to the Robinson Township Planning Commission on September 23, 2024; and

WHEREAS; on September 20, 2024, this Amendment was submitted to the Washington County Planning Commission for review and recommendations;

WHEREAS; the enactment of this Ordinance will not result in a zoning map change; and

WHEREAS; the Board of Supervisors has properly advertised and held a public hearing on Oct 24, 2024 on the proposed amendment; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Robinson Township, Washington County, Pennsylvania, that:

Section 1. Table 207A of the Township Zoning Ordinance Shall Be Amended As Follows:

Remove Commercial Recreation as a Special Exception in the Commercial District.

Add Commercial Recreation – **Indoor** into the Commercial District as Permitted Principal Use.

Add Commercial Recreation – **Outdoor** into the Commercial District as Conditional Use.

The Commercial (C) District is established to provide for businesses that have lower infrastructure needs and neighborhood impacts than the LI Light Industrial District, while providing for the protection of both business and residential interests.

**Table 207A
C Commercial District Table of Allowed Uses**

Permitted Principal Uses	Conditional Uses
Essential Services	Light Manufacturing, Warehousing and Truck Terminals and Wholesale Businesses (See Section 319)
Forestry and Timbering (See Section 341)	Car Washes, Auto Sales, Service and Repair, and Equipment Sales and Rental (See Section 320)
Professional Office*	Contractors Garage or Yard (See Section 322)
COMMERCIAL RECREATION – INDOOR	Day Care Services (see Section 316)
Home Occupation (See Section 340)	Landscaping Supply and Materials (See Section 321)
Veterinary Clinic (See Section 327)*	Natural Gas Compressor Station or Natural Gas Processing Plant (See Section 335)
Funeral Homes*	Oil and Gas-Well Site Development (See Section 342)
Place of Worship*	Water Recycling/Hydro Recovery Facilities
Self Service Storage (See Section 324)	Convenience Store, Gas Station, and Alternative Fuel Service Station (See Section 315)
Oil and Gas-Subsurface Facilities and Activities (See Section 342)	Essential Services (Wholesale or Private) (See Section 338)
Natural Gas Metering Station	Medical Marijuana Dispensary (See Section 339)
Municipal Facility	Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot (See Section 336)
Only a single principal use or principal building is permitted per lot.	Eating and Drinking Places
	Neighborhood Business (See Section 311)
	Retail Sales Building of Greater than 5,000 Feet GFA (See Section 323)
	Taverns
	Multiple commercial uses on a Lot or multiple commercial structures or buildings shall be a conditional use in this district
Permitted Accessory Uses	COMMERCIAL RECREATION - INTENSIVE OUTDOOR
Home Based Business (No Impact)	Special Exception
Accessory Buildings	Commercial Recreation (See Section 303)
	“comparable uses not specifically listed” is included in the list of uses by special exception in the zoning district, subject to the applicable general standards, and express standards of Section 300.1 – 300.2 and criteria of Section 300

Section 2. Table 208A of the Township Zoning Ordinance Shall Be Amended As Follows.

Add Commercial Recreation – **Indoor** into the Light Industrial as Permitted Principal.

Add Commercial Recreation – **Outdoor** into the Light Industrial as Conditional Use.

The LI Light Industrial District is established to provide for businesses and high-impact land uses that require significant infrastructure.

**Table 208A
LI Light Industrial District Table of Allowed Uses**

Permitted Principal Uses	Conditional Uses
Professional Office	Communications Towers (See Section 306)
Corporate Office	Essential Services (Wholesale or Private) (See Section 338)
Agricultural Services (See Section 314)	Billboards (See Section 408)
Oil and Gas-Well Site Development (See Section 342)	Oil and Gas-Impoundments (See Section 342)
Place of Worship	COMMERCIAL RECREATION - INTENSIVE OUTDOOR
Oil and Gas-Subsurface Facilities and Activities (See Section 342)	Convenience Store, Gas Station, and Alternative Fuel Service Station (Section 315)
Forestry and Timbering (See Section 341)	Water Recycling/Hydro Recovery Facilities
Essential Services	Natural Gas Compressor Station or Natural Gas Processing Plant (See Section 335)
Light Manufacturing, Warehousing and Truck Terminals and Wholesale Businesses (See Section 319)	Sportsman’s Club (See Section 310)
Planned Business Park (See Section 325)	Planned Residential Development (Article 5)
COMMERCIAL RECREATION - INDOOR	Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot (See Section 336)
Natural Gas Metering Station	Medical Marijuana Dispensary (See Section 339)
Municipal Facility	Eating and Drinking Places
	Hotel or Motel
	Private Clubs (See Section 302)
	Research and Laboratories
	Taverns
Permitted Accessory Uses	Special Exception
Accessory Daycare for Employees	
Accessory Buildings	Public and Private Accredited Schools, Hospitals, and Nursing Homes (See Section 312)
Accessory Eating and Drinking Place for a motel or hotel	Crematoriums (See Section 345)
Temporary Housing for Well Site Workers	

Section 3. Section 209 Industrial (I) District

Table 209A of the Township Zoning Ordinance Shall Be Amended As Follows.

Add Commercial Recreation – **Indoor** into the Industrial as Permitted Principal.

Add Commercial Recreation – **Outdoor** into the Industrial as Conditional Use.

The Industrial (I) District is established to provide appropriate areas for forms of heavy industry, major manufacturing and similar high-intensity uses that can have a higher impact upon surrounding properties.

Table 209A

Industrial (I) District Table of Allowed Uses

Permitted Principal Uses	Conditional Use
Communications Antennas	Research and Laboratories
Gas/Convenience Store	Communications towers (See Section 307)
Light Industry	Bulk Fuel Storage yard (See Section 330)
Any Interchange Business District (IBD) Principal Permitted Use	Flea Market (See Section 331)
Natural Gas Compressor Station (See Section 336)	Mining and Mineral Excavation (See Section 309)
Professional Offices	Water Recycling/Hydro Recovery Facilities
Public Utility Offices	Heavy Industry (See Section 333)
Oil and Gas-Impoundments (See Section 413)	Salvage Yards and Recycling Centers (See Section 334)
Oil and Gas-Subsurface Facilities and Activities (See Section 413)	Alternative Fuel Service Station
Truck Terminal and Warehousing	Natural Gas Processing Plant (See Section 336)
Accessory Uses	Essential Services (Wholesale or Private)
Forestry (See Section 412)	Special Exception
Combined Cycle Gas Turbine Electric Generation Using Processed Natural Gas	Sexually Oriented Business (See Section 327)
Oil and Gas-Well Site Development (See Section 413)	Bottle Clubs (See Section 329)
Contractors Office Garage/Storage Yard (See Section 323)	Correctional Facility Halfway House (See Section 332)
Natural Gas Metering Station	Solid Waste Landfills (See Section 335)
COMMERCIAL RECREATION, INDOOR COMMERCIAL RECREATION- INTENSIVE OUTDOOR	Intensive Outdoor Commercial Recreation (See Section 304)
Only a single principal use or principal building is permitted per lot. Multiple commercial uses on a lot or multiple commercial structures or buildings shall be a conditional use in this district.	Any use not specifically permitted under Sections 202 through 207 (See Section 201.3)

Section 4. Severability. The provisions of this Ordinance are declared to be severable, and if any provision of this Ordinance shall for any reason be held to be invalid, such invalidity shall not affect the Ordinance as a whole or any other part or part thereof.

Section 5. Repealed. Any and all ordinances and/or resolutions, or parts thereof, conflicted herewith are repealed insofar as the matters herein are affected.

Section 6. Effective Date. This Ordinance shall become effective five (5) days after enactment

ORDAINED AND ENACTED this 10/24/2024.

ATTEST:

TOWNSHIP OF ROBINSON, WASHINGTON
COUNTY,

BOARD OF SUPERVISORS

Gail Matus

Mary Donaldson

Mary Donaldson, Chair

John Zilich

John Zilich, Vice-Chair

Chris Amodeo

Chris Amodeo, Supervisor