

**TOWNSHIP OF ROBINSON, WASHINGTON COUNTY
ORDINANCE NO. 2-2023**

AN ORDINANCE OF THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE ROBINSON TOWNSHIP ZONING ORDINANCE TO: UPDATE TABLE 208A AND EXHIBIT A TO ADD COMMERCIAL RECREATION (SEE § 420-303) AS A SPECIAL EXCEPTION IN THE LIGHT INDUSTRIAL DISTRICT; UPDATE SECTION 420-336 TO CLARIFY THE USE OF SHOPPING CENTERS AND/OR MULTIPLE COMMERCIAL BUILDINGS OR USES ON A SINGLE LOT; UPDATE SECTION 420-406 TO PROVIDE FOR TRUCK STAGING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Township of Robinson, Washington County, Pennsylvania ("**Township**") has been vested with the power and authority to make and adopt ordinances, bylaws, rules, and regulations not inconsistent with or restrained by the Constitution and laws of this Commonwealth, as is expedient or necessary for the proper management, care, and control of, *inter alia*, the Township's finances, the maintenance of peace, good government, safety, and welfare of the Township, its trade, commerce, and manufacturers; and

WHEREAS, the Board finds it prudent to propose an amendment to the Township Zoning Ordinance to clarify the use of Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot, to add Commercial Recreation as a special exception to the Light Industrial District, and to separately regulate truck staging within the boundaries of the Township; and

WHEREAS, on SEP 11, 2023 the proposed amendment to the Township Zoning Ordinance was submitted to the Township and County Planning Commissions for review and comment; and

WHEREAS, on AUG 28, 2023 the Township Planning Commission reviewed the within proposed amendment to the Township Zoning Ordinance and recommended that it be approved; and

WHEREAS, the County Planning Commission had no comments; and

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 SEP 11, 2023 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. Article II, Establishment of Zoning Districts, Table 208A, Light Industrial (LI) District Table of Allowed Uses, shall be amended to add "Commercial recreation (see § 420-303)" as a Special Exception.

Section 2. Section 336, Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot, shall be amended as follows:

§420-336 Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot

- A. All such development shall be subject to the Township Subdivision and Land Development Ordinance.
- B. The Applicant shall either submit incorporation for a property owners association that would own and maintain all private improvements, or show evidence that all minimum lot and yard requirements are met in a manner that would allow subdivision into legal lots ~~if necessary at some point in the future.~~
- C. The proposal shall show adherence to all environmental design standards under Section 325, as applicable to the site.
- D. At the time of the Conditional Use Application, the Applicant must identify the use and operator contemplated for each proposed use or building on the lot/in the Shopping Center.
 - (1) The Application must include a site plan depicting the area of the lot to be allocated for each use/operator.
 - (2) In addition to obtaining approval for Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot, each individual use on the lot/in the Shopping Center must obtain its own zoning approval, where required under this Chapter.
 - (3) Approval for Shopping Centers and/or Multiple Commercial Buildings or Uses on a Single Lot must be obtained either before or contemporaneously with any other zoning use approval required for an individual use.

~~Shopping Centers shall only contain uses that are permitted in the relevant zoning district. If a use in a Shopping Center changes after the Shopping Center has received conditional use approval from the Board, then the new use will be required to seek separate zoning approval.~~

Section 3. Article IV, Additional Regulations, shall be amended as follows:

§ 420-406 Loading and staging areas and parking.

- A. Off-street loading, staging, and parking spaces shall be provided in accordance with the specifications in this section in all districts, whenever any new use is established or an existing use is enlarged.

...

- L. Any use required to provide off-street loading shall also provide sufficient off-street turning and staging space so as to prevent vehicles from maneuvering, parking, or queueing on public streets. Such areas shall be in the rear of the property.
- M. Any use in the Commercial (C), Light Industrial (LI), or Industrial (I) District required to provide for off-street loading and anticipated to generate at least ten (10) large truck trips per day shall also provide for off-street overnight large truck parking. The number of overnight parking areas required for a use shall be equal to one area for every ten large truck trips anticipated per day on average for the particular use, but in no case shall be fewer than one (1) or more than three (3). Off-street loading, staging, and parking areas may not be counted toward the required overnight truck parking areas. Each overnight parking area must measure at least 15 feet by 75 feet. This provision will not apply if the property abuts a residential use or district.

Section 4. The Authorized Use Table attached as "Exhibit A" to the Ordinance shall be amended to add "Commercial recreation (see § 420-303)" as a Special Exception in the Light Industrial (LI) District.

Section 5. 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.

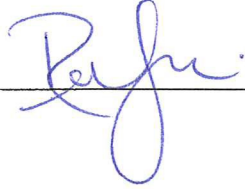
Section 6. Repealer. Any and all Ordinances and/or Resolutions, or parts thereof, conflicted herewith are repealed insofar as the matters herein are affected.

Section 7. Effective Date. This ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this 11 day of September, 2023.

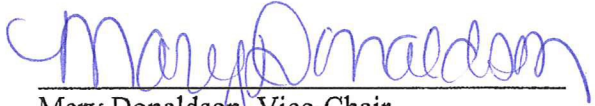
ATTEST:

TOWNSHIP OF ROBINSON,
WASHINGTON COUNTY,
BOARD OF SUPERVISORS

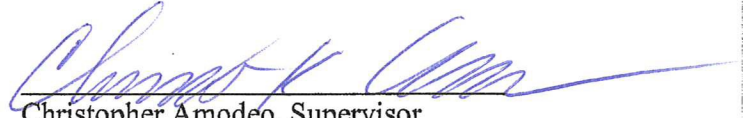




David Foley, Chair



Mary Donaldson, Vice-Chair



Christopher Amodeo, Supervisor