

BILL NO. 775
ORDINANCE NO. 775
INTRODUCED BY: JOHN LORENZO
FIRST READING: APRIL 21, 2025
FINAL READING: WAIVED
ADOPTED: APRIL 21, 2025

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
ROSTRAVER, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING THE
TOWNSHIP ZONING ORDINANCE TO AMEND ACCESSORY USES AND THE
REQUIREMENTS FOR PRINCIPAL SOLAR ENERGY SYSTEMS.**

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township of Rostraver (the “Township”) to regulate land uses in the Township; and

WHEREAS, pursuant to its authority under the MPC, the Board of Commissioners of the Township (the “Board”) enacted Ordinance No. 300 of 1995 on July 25, 1995, in order to establish zoning regulations within the Township to regulate the use of property and to promote the conservation of energy through access to and use of renewable energy resources; and

WHEREAS, Rostraver 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 access to and use of solar energy systems; and

WHEREAS, the Board from time to time adopted amendments to Ordinance No. 300 of 1995 (said ordinance as so amended being referred to hereafter as the “Zoning Ordinance”).

NOW THEREFORE, the Board hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1. Section 195-6 of the Zoning Ordinance, Definitions provisions are amended by adding the following underlined text:

SINGLE-CHAIR BEAUTY SALON

A personal service shop operated by a member of the family residing on the premises, having one customer chair, that offers services, including but not limited to, hair service, skin services, and nail care services to a single customer at a time

SECTION 2. Section 195-12D of the Zoning Ordinance, A-1 Agricultural District provisions are amended by adding the following underlined text:

195-12D Accessory use examples not limited to the following):

(10) Single-chair beauty shop.

SECTION 3. Section 195-13I of the Zoning Ordinance, A-1 Agricultural District provisions are amended by deleting the stricken text and adding the underlined text:

195-13 Conditional Use Provisions

I. Principal solar energy systems.

(17) The following components of a PSES shall be considered impervious coverage as follows and shall comply with the stormwater management districts established in Chapter 164 of the Code of the Township of Rostraver, including but not limited to any necessary agreements and/or bonding:

- (a) ~~The area beneath the ground-mounted PSES is considered impervious cover.~~
- (b) Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
- (c) All mechanical equipment of PSES, including any structure for batteries or storage cells.
- (d) Gravel or paved access roads servicing the PSES.

(20) Security.

- (a) All ground-mounted PSES shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate following the standards of § 195-72 of this chapter, except that fence shall be no more than seven (7') in height.
- (b) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the PSES informing individuals of potential voltage hazards.

SECTION 4. Section 195-16D of the Zoning Ordinance, VR Village Residential District provisions are amended by adding the following underlined text:
195-16D Accessory use.

- (8) Single-chair beauty shop.

SECTION 5. Section 195-20D of the Zoning Ordinance, R-1 Single-Family Residential District provisions are amended by adding the following underlined text:
195-20D Accessory uses examples (not limited to the following):

- (7) Single-chair beauty shop.

SECTION 6. Section 195-24D of the Zoning Ordinance, R-2 Suburban Residential District provisions are amended by adding the following underlined text:
195-24D Accessory use examples (not limited to the following):

- (7) Single-chair beauty shop.

SECTION 7. Section 195-28D of the Zoning Ordinance, R-3 Multiple-Family Residential District provisions are amended by adding the following underlined text:
195-28D Accessory use examples (not limited to the following):

- (7) Single-chair beauty shop.

SECTION 8. Section 195-41D of the Zoning Ordinance, I-1 Light Industrial District provisions are amended by deleting the stricken text:
195-41 Conditional Use Provisions

- D. Principal solar energy systems.

- (17) The following components of a PSES shall be considered impervious coverage as follows and shall comply with the stormwater management districts established in Chapter 164 of the Code of the Township of Rostraver, including but not limited to any necessary agreements and/or bonding:

- (a) ~~The area beneath the ground-mounted PSES is considered impervious cover.~~
- (b) Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
- (c) All mechanical equipment of PSES, including any structure for batteries or storage cells.
- (d) Gravel or paved access roads servicing the PSES.

SECTION 9. 195 Attachment 1 Table of Use Regulations is amended by adding the following underlined text:

Accessory Uses	A-1	VR	R-1	R-2	R-3	B-1	B-2	MU	I-1	I-2	I-3
<u>Single-chair</u>											
<u>Beauty Shop</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>						

SECTION 10. Repealer. All other ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 11. Severability. If any sentence, clause, section or other part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.


SECTION 11. Effective Date. This ordinance shall become effective upon adoption.

ORDAINED AND ENACTED as an Ordinance of the Township of Rostraver this 21st day of April, 2025.

TOWNSHIP OF ROSTRAVER
BOARD OF COMMISSIONERS

BY: 
Jeffrey R. JOHNSON, President

ATTEST:


Pamela S. BEARD, Township Secretary