

ORDINANCE NO. 2018-01

**TOWNSHIP OF HOPEWELL
BEAVER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA,
A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF
PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO.
2004-01, ARTICLE VII (R-2 LOW DENSITY RESIDENTIAL DISTRICT), SECTION 702
“CONDITIONAL USES” TO INCLUDE FUNERAL HOME AS A CONDITIONAL USE**

WHEREAS, Hopewell Township received a Zoning Ordinance text amendment request from Wayne Tatalovich, Jr. of 2205 McMinn Street, Aliquippa, PA 15001 to add and include “Funeral Home” as a conditional use in the R-2 Low Density Residential District, Article VII, Section 702; and

WHEREAS, the Hopewell Township Planning Commission reviewed the Zoning Ordinance text amendment request at its meeting on March 22, 2018 and recommended approval to the Township Board of Commissioners; and

WHEREAS, the Beaver County Planning Commission reviewed the Zoning Ordinance text amendment request on March 20, 2018 and by correspondence dated March 21, 2018 determined that the proposed amendment was inadequate; and

WHEREAS, the Board of Commissioners of Hopewell Township has considered the comments of the Beaver County Planning Commission and has clarified the proposed amendment to satisfy those concerns; and

WHEREAS, the Board of Commissioners held a Public Hearing on July 23, 2018 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code at which time testimony and evidence was received concerning the Zoning Ordinance text amendment request; and

WHEREAS, the Board of Commissioners advertised the Public Hearing and the notice of intent to adopt the Zoning Ordinance text amendment as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code; and

WHEREAS, in the judgment of the Board of Commissioners of Hopewell Township, the requested amendment to the Zoning Ordinance of the Township of Hopewell, Beaver County, Pennsylvania is in the Township’s best interests, the changes requested will not result in a detrimental effect on abutting properties and the changes requested will be consistent with the overall Comprehensive Plan adopted by the Township.

NOW, THEREFORE, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Commissioners of Hopewell Township:

SECTION 1. Hopewell Township Zoning Ordinance No. 2004-01, Article VII, R-2 Low Density Residential District, is hereby amended to add and include Funeral

Home as a Conditional Use under Section 702.

SECTION 2.

The following requirements shall be considered when reviewing an application for a Funeral Home as a Conditional Use under Section 702 in the R-2 District:

- a.) The site shall have direct vehicular access to an arterial or collector street as defined.
- b.) The minimum site area shall be twenty-one thousand seven hundred and eighty (21,780) square feet. All other lot and area requirements of Section 704 shall apply to the proposed use.
- c.) Off-street parking and loading shall be provided in accordance with Article XXI.
- d.) All outdoor lighting shall be shielded and reflected away from adjacent properties.
- e.) Parking areas adjoining property lines of adjoining properties containing a residential use or zoning classification shall be screened by a six foot (6') compact hedge or privacy fence.
- f.) No portion of the Funeral Home nor any accessory structure on the lot shall be used as a crematorium or for cremation purposes.
- g.) The proposed use shall comply with Article XXIII Sections 2300, 2303 and 2305 (which incorporates the requirements of Article XXII, Section 2217).
- h.) Any other reasonable conditions necessary to protect the health, safety and welfare of Township residents.

SECTION 3.

Severability

If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

SECTION 4.

Repealer

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

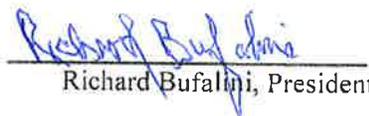
Ordained and enacted this 23 day of July 2018, by the Board of Commissioners of the Township of Hopewell, Pennsylvania. This Ordinance shall become effective immediately.

ATTEST:

Board of Commissioners
Hopewell Township



Marie Stratakis Hartman, Township Manager



Richard Bufalini, President