TOWNSHIP OF CENTER
BEAVER COUNTY, PENNSYLVANIA
ORDINANCE NO. 2-2022

AN ORDINANCE OF THE TOWNSHIP OF CENTER, BEAVER COUNTY, PENNSYLVANIA, AMENDING ITS ZONING ORDINANCE NO. 5-2012, SPECIFICALLY, TO REPEAL ARTICLE XI (C-2, GENERAL COMMERCIAL DISTRICT), SECTION B(1)(g) ALLOWING FOR MINI-WAREHOUSES OR SELF-STORAGE BUILDINGS AS CONDITIONAL USES IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Board of Supervisors of the Township of Center is authorized by the Municipalities Planning Code to regulate land use within the Township through its Zoning Ordinance, No. 5-2012;

WHEREAS, the Township Board of Supervisors desires to amend the Zoning Ordinance consistent with the Municipalities Planning Code to amend the use regulations with regard to Mini-Warehouses or Self-Storage Buildings, specifically, repealing provisions allowing for said uses as conditional uses in the C-2 general commercial zoning district;

WHEREAS, by letter dated July 14, 2022, the Township has, in accordance with the requirements of the Municipalities Planning Code, submitted the proposed amendment to the Beaver County Planning Commission for the purpose of reviewing and making its recommendations regarding the proposed amendments;

WHEREAS, by letter dated July 14, 2022, the Township has, in accordance with the requirements of the Municipalities Planning Code, submitted the proposed amendment to the Center Township Planning Commission for the purpose of reviewing and making its recommendations regarding the proposed amendments;

WHEREAS, on August 15, 2022, the Board of Supervisors conducted a public hearing to take public comments on the proposed amendment, which public hearing was duly noticed and advertised along with duly published notice of the Township's intention to act upon the proposed amendment at the close of the public hearing; and

WHEREAS, the Board of Supervisors of the Township of Center, having received the recommendations of the Township's Planning Commission, and comments at the above public hearing, finds that enactment of the proposed amendment to the Township Zoning Ordinance will be beneficial to the Township and consistent with the Pennsylvania Municipalities Planning Code.

NOW THEREFORE, be it Ordained and Enacted by the Board of Supervisors of the Township of Center, and it is hereby Ordained and Enacted by authority of same as follows:

ARTICLE I: AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE, REPEALING ARTICLE XI, SECTION B(1)(g):

That the Township of Center hereby enacts the following amendment to the Township Zoning Ordinance, No. 5-2012, TO WIT: that Article XI, Section B(1)(g), providing for Mini-Warehouses or Self Storage Buildings as uses allowed by Conditional Use is hereby REPEALED in its entirety.

ARTICLE II: EFFECTIVE DATE.

That the Secretary of the Township of Center shall certify to the adoption of this Ordinance and cause the same to be published as required by law, and this Ordinance shall take effect and be in force immediately from and after its enactment as provided by law.

ARTICLE III: REPEALER

That any and all previous Ordinance(s) or parts thereof which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

ARTICLE IV: VALIDITY, SEVERABILITY

That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall beheld unconstitutional or otherwise held to be invalid, the decision of the Court shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of the Township of Center that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

ADOPTED this 15th day of August, 2022

ORDAINED AND ENACTED INTO LAW on this 15th day of August , 2022.

ATTEST:

Rachael DelTondo
Township Secretary

TOWNSHIP OF CENTER

Bill DiCioccio, Jr., Chairman
Board of Supervisors

APPROVED TO AS TO FORM

Vincent A. Tycenas, Esquire
Interim Township Solicitor