

BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA SUPPLEMENTING AND AMENDING THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, PENNSYLVANIA ZONING ORDINANCE OF 2015, ADOPTED NOVEMBER 9, 2015 (ORDINANCE NUMBER 86) AND PARTICULARLY ARTICLE III DISTRICT PURPOSES, SECTION 302 LAND USES (TABLE) BY REDESIGNATING "FINANCIAL INSTITUTION," "OFFICE, BUSINESS," "OFFICE, MEDICAL," AND "OFFICE, PROFESSIONAL" AS PERMITTED USES INSTEAD OF CONDITIONAL USES IN THE PEDD AND BUSINESS DISTRICTS; BY REDESIGNATING "RETAIL BUSINESS ESTABLISHMENT, MINOR" AS A PERMITTED USE INSTEAD OF A CONDITIONAL USE IN THE PEDD DISTRICT; AND ESTABLISHING "MUNICIPAL BUILDING/USE" AS A PERMITTED USE IN THE PEDD AND INDUSTRIAL DISTRICTS.

Recitals

Whereas, the Council of the Borough of Seven Fields, Butler County, Commonwealth of Pennsylvania, deems it to be in the best interest and the general welfare of the citizens and residents of the Borough to supplement and amend the Borough of Seven Fields, Butler County, Pennsylvania Zoning Ordinance of 2015, adopted November 9, 2015 (Ordinance Number 86).

Witnesseth

Now, Therefore, be it ordained and enacted by the Council of the Borough of Seven Fields, Butler County, Commonwealth of Pennsylvania, and it is hereby enacted and ordained by the authority of the Borough that the Borough of Seven Fields, Butler County, Pennsylvania Zoning Ordinance of 2015, adopted November 9, 2015 (Ordinance Number 86), is hereby supplemented and amended as follows:

ARTICLE III DISTRICT PURPOSES, SECTION 302 LAND USES (TABLE) is supplemented and amended as set forth in the attached table which is made a part hereof.

Repealer. All provisions of the Zoning Ordinance which are contrary to the supplements and amendments set forth herein are expressly repealed.

Saving Clause. In all other respects, the Zoning Ordinance shall remain as enacted and ordained.

Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clause or part of this Ordinance.

Effective Date. This Ordinance shall take effect in accordance with law.

ORDAINED AND ENACTED AT A MEETING OF THE COUNCIL OF THE BOROUGH OF SEVEN FIELDS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, THIS ____ DAY OF _____, 2018.

Thomas B. Smith, Secretary

Jennifer G. Sikora, President of Council

Approved this ____ day of _____, 2018

Michael Baer, Mayor

District Purposes

302 LAND USES

The uses permitted in each Zoning District are set forth as follows:

P=Land Use Approval is Permitted by Right

C=Land Use Approval is with Conditional Use

	Residential-1	Residential-2	Residential-3	Residential-4	PEDD	Business	Industrial
Dwelling, Multi-Family				P			
Dwelling, Single-Family detached	P	P	P	P			
Dwelling, Townhouse				P			
Dwelling, Two-Family		P	P	P			
Mobile Home Park				C			
Planned Residential Development (which may include uses identified for the respective district)	C	C	C	C			
Adult Oriented Business							C
All Other Uses						C	C
Automobile Repair							C
Automobile Sales and Service							C
Bakery						P	
Bed and Breakfast					C	C	
Beverage Distribution							C
Biomedical Operation							C
Building Materials Sales and Storage Yard							C
Bulk Materials or Machinery Storage							C
Business Services					C	C	
Catering					C	C	
Collection and Recycling Facility							C
Commercial School					C	C	
Convenience Store					C	C	
Day Care Center (Adult/Child)					C	C	
Day Care Home	C	C	C	C			
Dry Cleaning and Laundry Establishment						P	
Dry Cleaning Plant							C
Essential Services	P	P	P	P	P	P	P
Financial Institution					P	P	
Food Processing and Packaging Plant							C

Article III
District Purposes

LAND USES (con't).

	Residential-1	Residential-2	Residential-3	Residential-4	PEDD	Business	Industrial
Fuel/Energy Recharge Station						C	C
Funeral Home						P	
Grocery Store						C	
Health and Fitness Related Establishment						C	
High Tech Industry					C		
Home Based Business, Low Impact	C	C	C	C	C		
Home Based Business, No impact	P	P	P	P	P		
Hotel/Motel					C	C	
Kennel							C
Lifecare Facility						C	
Manufacturing/Fabrication (Heavy/Light)							C
Mechanical Repair							C
Medical or Dental Clinic							C
Mini-Warehouse							C
Mixed Use (Residential/Non-Residential)					P	C	
Municipal Building/Use					P	P	P
Nightclub						C	
Office, Business					P	P	
Office, Medical					P	P	
Office, Professional					P	P	
Park/Playground	P	P	P	P	P	P	P
Personal Services						P	
Place of Assembly						C	
Place of Worship						C	
Recreation Facilities (Public)	P	P	P	P	P	P	P
Recreation Facilities (Private)			C	C	C		
Research and Development					C		
Restaurant (Sit Down/Drive Thru/Takeout)					C	C	
Retail Business Establishment, Major					C	C	
Retail Business Establishment, Minor					P	P	
Tavern						C	
Veterinary Clinic					C	C	
Warehouse							C

* C-1 (Conservation) District permits open space and public recreation, essential services, and agriculture.