



**TOWNSHIP OF CENTER  
BUTLER COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2024-07**

**AN ORDINANCE AMENDING CHAPTER 20, ZONING, AS AMENDED FROM TIME TO TIME, BY AMENDING (1) ARTICLE II, DEFINITIONS; (2) ARTICLE IV, GENERAL CONDITIONS; (3) ARTICLE V, "R-1A" LOW DENSITY RESIDENTIAL DISTRICT; (4) ARTICLE VI, "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT; (5) ARTICLE VIII, "R-3 HIGH DENSITY RESIDENTIAL DISTRICT, (6) ARTICLE IX, "C-1" RETAIL AND SERVICE COMMERCIAL DISTRICT; (7) ARTICLE XIV, SUPPLEMENTAL REGULATIONS; (8) ARTICLE XV, CONDITIONAL USES; (9) ARTICLE XVII, SIGNS AND (10) ARTICLE XIX, ADMINISTRATION.**

**WHEREAS,** The Center Township Code Enforcement/Zoning Officer reviewed Chapter 20, Zoning; and

**WHEREAS,** the Center Township Code Enforcement/Zoning Officer recommended the following changes; and

**WHEREAS,** the Center Township Planning Commission made a recommendation to approve at their meeting dated May 22, 2024; and

**WHEREAS,** the Butler County Planning Commission had no comments per review letter dated May 29, 2024; and

**WHEREAS,** the Center Township Board of Supervisors held a public hearing on July 8, 2024.

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

<b>Section 1:</b>	<b>In Chapter 20, Zoning, Article II, Definitions, Section 20-202, Specific Definitions, is amended to read as follows:</b>
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**CONSTRUCTION BUSINESS, SMALL:** A business that does not receive daily customers, does not conduct retail sales, has no more than 10 employees and conducts no outside production on the property. Must be located on a minimum of two (2) acres.

**OUTPATIENT CLINICS:** Any premises having an organized medical staff and providing services for outpatient care of two or more individuals who require definitive diagnosis and/or treatment for illness, injury or other disability or during or after pregnancy, or outpatient surgeries. Which also regularly makes available at least clinical services, diagnostic x-ray, magnetic resonance imaging (MRI), laboratory services and definitive clinical treatment services. The term shall include such premises providing either diagnosis or treatment, or both, for specific illnesses or conditions. Where said patients are not provided with board or room, nor kept overnight on the premises. The term shall not include a mental health facility, group home, or a similar facility.

<b>Section 2:</b>	<b>In Chapter 20, Zoning, Article IV, General Conditions, Section 20-403, Lot Requirements, Paragraph C is amended to read as follows:</b>
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The maximum number of principal structures on a lot shall be no more than one (1) structure of the principal permitted use. This principal structure shall be constructed on an undivided property or lot. This shall not apply to apartment complexes or commercial shopping centers, where permitted, under one (1) owner. This section shall also apply to municipal uses in the R-3 zoning district.

*Exception: Tiny houses, garage apartments and Yurts will be considered as an accessory structure to the primary structure. They shall also meet the setback requirements as outlined in Section 20-406.*

<b>Section 3:</b>	<b>In Chapter 20, Zoning, Article IV, General Conditions, Section 20-403, Lot Requirements, Paragraph D is amended to read as follows:</b>
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Corner lots at all street intersections shall have no obstructions to vision (other than an existing building or tree) exceeding thirty (30) inches in height above the established grade of the street at the property line. No obstruction to vision shall be erected or maintained on any lot within the triangle formed by the right-of-way lines of such lot and a line drawn between points along such right-of-way lines for a distance as defined in Section 20-202. (See Appendix B Figures #5)

<b>Section 4:</b>	<b>In Chapter 20, Zoning, Article V, "R-1A" Low Density Residential District, Section 20-502, Principal Permitted Uses, is hereby amended to read, by adding, as follows:</b>
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Small Construction Related Business

<b>Section 5:</b>	<b>In Chapter 20, Zoning, Article VI, "R-1" Single Family Residential District, Section 20-604, Conditional Uses, Paragraph H is hereby deleted and renumber subsequent paragraph:</b>
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<b>Section 6:</b>	<b>In Chapter 20, Zoning, Article VIII, "R-3" High Density Residential District, Section 20-802, Principal Permitted Uses, Paragraph D is amended to read as follows:</b>
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Private nursing homes

<b>Section 7:</b>	<b>In Chapter 20, Zoning, Article VIII, "R-3" High Density Residential District, Section 20-804, Conditional Uses, Paragraph D is amended to read as follows:</b>
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Hospitals, sanitariums, retirement or convalescent homes licensed by the Commonwealth, containing facilities for not more than forty (40) residents on at least five (5) acres of property plus one (1) additional acre for each twenty (20) additional residents or fraction thereof, with all required parking for employees, visitors and service on the same property. Charitable institutions shall meet the same requirements as for nursing homes. (See Section 20-1508A.7)

<b>Section 8:</b>	<b>In Chapter 20, Zoning, Article IX, “C-1” Retail and Service Commercial District, Section 20-902, Principal Permitted Uses, Paragraph K, is hereby amended to read as follows:</b>
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Offices for business, personal, professional services, or outpatient clinics or services

<b>Section 9:</b>	<b>In Chapter 20, Zoning, Article XIV, Supplemental Regulations, Section 20-1407, Excavation and/or Landfill, Paragraph A, Subparagraph 3, is hereby amended to read as follows:</b>
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Solution to drainage from the site shall be in accordance with Chapter 21, Stormwater Management.

<b>Section 10:</b>	<b>In Chapter 20, Zoning, Article XIV, Supplemental Regulations, Section 20-1409, Fences and Hedges Walls, Paragraph A is hereby amended to read as follows:</b>
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Hedges or fences on a property at the intersection of two (2) public streets shall be prohibited within the triangle area whose sides are described by the two (2) property lines intersecting at the intersection and an imaginary line connecting the points at which the required building setback lines, if extended, would intersect the property lines (clear sight triangle, as defined, see Appendix B Figure 5).

<b>Section 11:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1505, Time Extension is hereby amended to read as follows:</b>
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The Township Supervisors may, upon written request being filed at least thirty (30) days prior to expiration, grant a one-time extension, not to exceed twelve (12) months. Upon granting any extension, the Township Supervisors shall ensure that the conditional use permit complies with all current regulations.

<b>Section 12:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1508, , Conditional Use Standards and Criteria, Paragraph A Subparagraph 26, Mobile Home Parks, Item i is hereby deleted:</b>
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<b>Section 13:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1508, , Conditional Use Standards and Criteria, Paragraph A Subparagraph 34, Container Storage Area, Item c is hereby amended to read as follows:</b>
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No site shall allow the accumulation of more than one hundred (100) containers at any given time.

<b>Section 14:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1508, , Conditional Use Standards and Criteria, Paragraph A Subparagraph 34, Container Storage Area, Item e is hereby amended to read as follows:</b>
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Each container storage compound shall be located not less than five hundred (500) feet from the nearest container storage compound.

<b>Section 15:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1508, Conditional Use Standards and Criteria, Paragraph A Subparagraph 34, Container Storage Area, Item g is hereby amended to read as follows:</b>
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Containers shall NOT be stacked or in any way elevated more than two (2) high.

<b>Section 16:</b>	<b>In Chapter 20, Zoning, Article XV, Conditional Uses, Section 20-1508, Conditional Use Standards and Criteria, Paragraph A, Subparagraph 37, Event/Wedding Barn, Item c is hereby amended to read as follows:</b>
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Must meet the current UCC Building Construction Code. (See Chapter 2) and Sewage Ordinance (Chapter 15).

<b>Section 17:</b>	<b>In Chapter 20, Zoning, Article XVII, Signs, Section 20-1705, Regulations, Paragraph B, Subparagraph 6, Item c is hereby amended to read as follows:</b>
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Monument signs shall not exceed eight (8) feet in height. See Appendix B figure 33.

<b>Section 18:</b>	<b>In Chapter 20, Zoning, Article XVII, Signs, Section 20-1705, Regulations, Paragraph C, Subparagraph 3, Item c, On-Premises Free-Standing Signs is hereby amended to read as follows:</b>
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On-premises free-standing single or collective signs shall be subject to the following requirements: See Appendix B Figure 34.

<b>Section 19:</b>	<b>In Chapter 20, Zoning, Article XIX, Administration, Section 20-1902, Zoning/Building Permits, Paragraph A, is hereby amended to read as follows:</b>
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A. Residential Property

1. Permits shall be required to construct, enlarge, alter, move, demolish, or change the occupancy of a structure.
2. Permits shall be required to construct fences, above and inground pools, signs, accessory buildings more than one hundred (100) square feet in size, driveways, decks, retaining walls over four (4) feet in height.
3. Permits shall not be required to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system.
4. Permits shall not be required for residential detached; yard and garden equipment sheds, greenhouses, woodsheds; providing that the structures are less than one hundred (100) square feet in floor area. Children's playhouses, with the highest floor level less than thirty (30) inches above adjacent grade and of less than one hundred (100) square feet of total floor area so long as the structure is in compliance with Sections 20-406, 20-503E, 20-603F, 20-703F and 20-803.

5. Permit(s) shall not be required for residential; children’s swings and other playground equipment and prefabricated swimming pools that are less than twenty-four (24) inches deep. However, if located within an identified floodplain, all buildings and structures shall require a permit, regardless of size.

<b>Section 20:</b>	<b>In Chapter 20, Zoning, Article XIX, Administration, Section 20-1902, Zoning/Building Permits, Paragraph B, is hereby amended to read as follows:</b>
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B. Commercial Property

Any change to commercial property will require a permit.

<b>Section 21:</b>	<b>Repealer: All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.</b>
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<b>Section 22:</b>	<b>Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.</b>
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<b>Section 23:</b>	<b>Effective Date: This Ordinance amendment shall take effect five (5) days after enactment.</b>
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Duly presented and adopted at a regular meeting of the Center Township Board of Supervisors, Butler County, Pennsylvania, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

ATTEST:

CENTER TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Philip B. Wulff  
Chairman

\_\_\_\_\_  
Robert M. Sloan  
Vice Chairman

\_\_\_\_\_  
Edward G. Latuska  
Supervisor

\_\_\_\_\_  
Donald E. Pringle  
Supervisor

\_\_\_\_\_  
Alan H. Smallwood  
Supervisor

\_\_\_\_\_  
Kayla R. Mosey  
Township Secretary

(SEAL)