



OFFICIAL ZONING DISTRICTS CHIPPEWA TOWNSHIP BEAVER COUNTY, PENNSYLVANIA

CERTIFICATE
We the undersigned do hereby certify this map to be the Official Zoning Districts Map and that it is part of the Zoning Ordinance Number _____ Chippewa Township Code of Ordinances Chapter _____ as adopted by the Board of Supervisors of Chippewa Township, Pennsylvania, _____ 2001.
Attest: _____ Chippewa Township

Secretary _____ Board of Supervisors
Mayor _____



800 400 0 800 1,600
feet
1 inch equals 800 feet

ZONING DISTRICTS	
	AR-1 AGRICULTURAL RESIDENTIAL
	R-2 RURAL RESIDENTIAL
	R-3 SUBURBAN RESIDENTIAL
	C-1 NEIGHBORHOOD COMMERCIAL
	PC PLANNED COMMERCE
	SG SPECIAL GROWTH
	IC INDUSTRIAL CORRIDOR
	AIRPORT SURFACE OVERLAY DISTRICT
	PRD PLANNED RESIDENTIAL DISTRICT
	ARTD AGRICULTURAL RESIDENTIAL TRANSITION DISTRICT
	RCO RESIDENTIAL COLLECTOR OVERLAY

PART X

S-G SPECIAL GROWTH ZONING DISTRICT

SECTION 1000 PURPOSE

The purpose of the Special Growth Zoning District is to provide within prime development areas of Chippewa Township provisions for commercial and industrial development, whether planned as a unified site or stand-alone use, which will result in the best use of land in terms of economic considerations, site design and compatibility with adjacent land use types.

Prior to receipt of preliminary or final approvals for use and development of land within any Special Growth Zoning District the applicant shall demonstrate to the Planning Commission the following:

- A. All contemplated uses, whether single or multiple uses, are part of a unified site design which promotes compatibility with the activities within the district and the community in general.
- B. The land development plan provides for adequate ingress, egress, and circulation for all projected vehicular activity.
- C. The land development plan provides for architectural, design elements, landscaping and specific use requirements for the purpose of promoting openness and a park like character which are appropriate for the harmonious integration of the district within the land use plan of Chippewa Township.

SECTION 1001 PERMITTED USES

A. Principal Uses:

1. Single family detached dwellings.
2. General offices.
3. Business services, including but not limited to machine repair and maintenance, office supplies and copying.
4. Medical offices.
5. Professional offices, including but not limited to engineering, architectural and surveying services.
6. Research and development.
7. Personal Services.
8. Restaurants, excluding drive through.

9. Commercial recreation, including but not limited to bowling alleys, health clubs, exercise salons, health fitness spas, racquetball clubs, tennis clubs, swimming clubs and skating rinks.
10. Vocational/educational services, except heavy equipment operation, truck driving, automobile driving, flying instruction and survival schools.
11. Public facilities (local, county, state or federal).
12. Assisted living facilities.
13. Specialty retail.
14. Forestry
15. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the S-G District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/2012)

B. Accessory Uses:

1. Accessory uses on the same lot with and customarily incidental to a principal use, except signs.
2. Signs in accordance with Part XVIII of this Chapter.

SECTION 1002 CONDITIONAL USES

- A. New and used automobile sales. (See Section 2105)
- B. Drive-through restaurants shall only be permitted in conjunction with shopping centers on unified sites, office centers or similar commercial centers only after a finding of fact by the Board of Supervisors that vehicular access to such facility will be from the internal circulation network of such a center. (See Section 2127)
- C. Religious facilities. (See Section 2125)
- D. A group of retail sales and service facilities planned and developed as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the use serves. (Ord. 187, 6/8/1998) (See Section 2129)
- E. Multi-family dwellings, townhouses and condominium dwellings. (See Section 2121)
- F. Hotels and motels. (See Section 2116)
- G. Ice Cream Stands. (See Section 2117)
- H. Veterinary service. (Revised by Ord. 182, 9/8/1997) (See Section 2133)

SECTION 1003 USES BY SPECIAL EXCEPTIONS

- A. Automotive service stations. (See Section 2145).

SECTION 1004 LOT REQUIREMENTS

A. Permitted Uses:

1. Minimum Lot Area - one half (1/2) acre.
2. Minimum Lot Width - sixty feet (60')
3. Minimum Front Yard - thirty feet (30') measured from the right-of-way line.
4. Minimum Side Yard:
 - (a) Fifteen feet (15') when adjoining a lot in the C-1, SG, A-C, PC or IC districts.
 - (b) Twenty-five feet (25') when adjoining the AR-1, R-2 or R-3 districts.
5. Minimum Rear Yard:
 - (a) Twenty feet (20') for principal buildings and ten feet (10') for accessory buildings when adjoining the C-1, S-G, A-C, PC or IC districts.
 - (b) Thirty feet (30') for principal buildings and ten feet (10') for accessory buildings when adjoining the AR-1, R-2 and R-3 districts.
6. Maximum Building Height:
 - (a) Principal buildings - seventy-five feet (75') or three and one half (3 1/2) stories.
 - (b) Accessory buildings - one (1) story or twenty feet (20').
7. Maximum Lot Coverage, including building, pavement and sidewalks shall be no greater than sixty percent (60%) of the total lot area. (Revised by Ord. 182, 9/9/1997).
8. Parking Requirements: Off-street parking shall be in accordance with Part XVII of this Chapter.
9. Landscaping - Shall be in accordance with Section 1515 of this Chapter. (Revised by Ord. 187, 6/8/1998).

B. Conditional Uses and uses by special exception (except as otherwise specified):

1. Minimum Lot Area - one (1) acre.
2. Minimum Lot Width - one hundred feet (100').
3. Minimum Front Yard - same as permitted uses.

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4. Minimum Side Yard - same as permitted uses.
5. Minimum Rear Yard - same as permitted uses.
6. Maximum Building Height – same as permitted uses.
7. Maximum Lot Coverage, including building, pavement and sidewalks shall be no greater than sixty percent (60%) of the total lot area. (Revised by Ord. 812, 9/8/97)
8. Parking Requirements - Off-street parking shall be in accordance with Part XVII of this Chapter.
9. Landscaping - Shall be in accordance with Section 1614 of this Chapter. (Revised by Ord. 187, 6/8/1998).

PART XI

IC-INDUSTRIAL CORRIDOR ZONING DISTRICT

SECTION 1100 PURPOSE

The purpose of the Industrial Corridor Zoning District (IC) is to provide employment opportunities related to the development of light industrial, commercial and transportation related uses in areas of the Township where access to a major transportation corridor is available.

SECTION 1101 PERMITTED USES

A. Principal Uses:

1. Light manufacturing.
2. Distribution and warehousing.
3. Contractor supply yards.
4. Motels and hotels.
5. Mini-storage facilities.
6. Retail centers in excess of 100,000 square feet in gross floor area.
7. Assembly and processing.
8. Research and development facilities.
9. Planned industrial parks.
10. Distribution and warehousing.
11. Forestry.
12. Oil and Gas Development (See Section 301 of Part III). In addition to all of the other matters pertaining to permitted uses in the IC District, the provision of Section 1625 shall also be applicable to this permitted use. (Ord. 238, 10/20/10) Repealed (Ord. 244, 8/08/10)

B. Accessory Uses:

1. Garages and storage buildings incidental to the principal use.
2. Restaurant or cafeteria which caters to the needs of employees and guests of the principal use.
3. Accessory uses incidental to the permitted uses.