

ALLEGHENY TOWNSHIP

ORDINANCE NO. 2 of 2026

AN ORDINANCE OF THE TOWNSHIP OF ALLEGHENY, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP CODE OF ORDINANCES CHAPTER 250 TO PROVIDE FOR SPECIAL EVENT BARNs WITHIN THE TOWNSHIP.

WHEREAS, the Second Class Township Code provides township of the second class with the authority and power to promote and protect the public safety and health of its citizens and to regulate the conduct of places for entertainment, amusement, and recreation; and

WHEREAS, the Pennsylvania Municipalities Planning Code (MPC) provides that zoning ordinances shall encourage the continuity of development and viability of agriculture operations (see sections 105 and 603.h of the MPC, 53 P.S. § 10105 and 53 P.S. § 10603(h)); and

WHEREAS, the Pennsylvania Municipalities Planning Code provides that zoning ordinances should promote the preservation of historic resources (see sections 105 and 603.b.5, 53 P.S. § 10105 and 53 P.S. § 10603(b)(5)); and

WHEREAS, Section 603(c)(2) of the MPC permit the granting of conditional uses within zoning districts; and

WHEREAS, the Board of Supervisors determined that a need exists to create a conditional use permitting Special Event Barns withing Allegheny Township Zoning Districts and to ensure their compatibility with surrounding land uses; and

WHEREAS, the Allegheny Township Planning Commission has reviewed the proposed ordinance and issued its recommendation on _____.

WHEREAS, the Allegheny Township Board of Supervisors have conducted the applicable review associated with the proposed ordinance; and

NOW THEREFORE, the Allegheny Township Supervisors do **ORDAIN** that Ordinance No. 11-1997, as amended by Ordinance No. 07-2008 and codified as Chapter 250 of the Code of the Township of Allegheny hereinafter "Chapter 250" be amended as follows:

SECTION I. Chapter 250, Section 250-8 is hereby amended to include the following definitions with proper location in alphabetical order:

Barn: A building, accessory to a farm that is used or has been used for storing agricultural equipment, hay, grain, and other crops, and often for housing livestock.

Special Event Barn: A primary or accessory permanent structure that is currently or was being used as a barn on a farm and which may also be used for the commercial purpose as a venue

for weddings, receptions, and other gatherings, to include birthday parties, retirement parties, anniversary parties, graduation parties, formal dinners, and business engagements.

SECTION II. CONDITIONAL USE PERMITTED

A Special Event Barn shall be a conditional use on any farm in any zoning district within the Township. A proper site plan must be submitted in accordance with the Ordinances of Allegheny Township prior to consideration by the Board of Supervisors.

SECTION III. STANDARDS FOR SPECIFIC USES AMENDED

Chapter 250 § 250-110 Standards for specific uses is hereby amended to add the following:

(49) Special Event Barns, subject to:

- (a) The Special Event Barn shall be located on the same property as the farm.
- (b) The parcel on which the Special Event Barn is located shall be at least five (5) acres in size and able to accommodate all facets of the event within the boundaries of the property.
- (c) Special Event Barns, including all fixtures, tents and parking, shall be set back at least thirty five (35) feet from all property lines.
- (d) Any Special Event Barn shall be subject to the following setback requirements:

Residential Zoning District boundaries:	500 feet
Existing Residential Structures: (except a residential structure erected on the parcel)	500 feet
- (e) Any additions or changes to the Barn to accommodate the use as a Special Event Barn shall be secondary and shall not drastically alter the visual or material character of the Barn except as necessary to provide for safe use by patrons, and all additions or changes shall comply with applicable Building Code requirements and the Uniform Construction Code.
- (f) Attendance at a single event at a Special Event Barn shall be limited to no more than three hundred (300) persons, subject to the occupancy permit requirements as set forth the Pennsylvania Uniform Construction Code. Staff for the event (e.g, security, caterers, etc.) shall not be included in the attendance count. Events on the weekdays (Monday-Thursday) are limited to no more than one hundred fifty (150) persons.
- (g) The conduct of the event including fixtures, tents and parking may extend to the grounds but may not extend into the building setback areas. Tents or other temporary structures are not permitted for overflow seating or to increase capacity.

- (h) Parking shall be on the property on which the Special Event Barn is located and shall be on the same contiguous land so that attendees to events should not need to cross a public road. Under no circumstances may parking be on a State or Township road, on other public property, or on private property other than that on which the Special Event Barn is located and shall otherwise comply with Article XVI and Chapter 250-129C of the Zoning Ordinance.
- (i) The parking area shall be accessible by means of a driveway that shall be paved and meet all the applicable requirements of this Ordinance and of the Township's driveway ordinance along with the following requirements:
 - a. The driveway accessing the parking area shall be wide enough to accommodate two way traffic or there shall be separate entrances and exits to any parking area.
 - b. The size of the parking area shall be adequate to accommodate all vehicles at any event such that every vehicle is parked within a parking stall and necessary accessible parking stalls are provided.
 - c. The required building setback areas may not be used for parking.
 - d. The number, size, location, and design of required parking spaces shall comply with the standards of § 250-129C.
 - e. The visibility of parking areas associated with the use from public roads shall be minimized through the use of landscaping and other devices.
 - f. The number of parking spaces shall be permanently maintained on the venue premises. The Township may modify the number of required spaces based on site-specific considerations.
 - g. Parking shall not be allowed within an adjoining road right-of-way.
 - h. Parking areas shall be surfaced with a minimum of asphalt, concrete, brick, or other masonry paving units, chip seal, or crushed rock surface. Parking spaces shall be marked with paint striping a minimum of two inches in width and must include ADA parking and access to venue. Parking spaces on other types of surfaces shall be marked by the use of concrete wheel-stop barriers, timber, or other durable material, that is securely installed and fastened to the parking surface. These standards shall not apply to overflow parking provided in open field areas.
 - i. In the R2 Zoning District, the Township reserves the right to consider the appropriate placement for parking in context of factors including, but not limited to, topography, existing and/or proposed landscaping/buffer yards, site access, building(s) location, and/or site lighting.

- (j) Venue signage shall be pursuant to the requirements set forth in the codified ordinances of Allegheny Township, with payment of any applicable permit fees
- (k) No event may begin before 11:00 a.m. or extend past 10:00 p.m., with all attendees and staff to exit the premises by 11:00 p.m.
- (l) All entertainment, including but not limited to DJs, music, bands, a dance floor or a stage shall be limited to the interior of the Special Event Barn and must end at 10:00 p.m.
- (m) The special event barn shall include sufficient restroom facilities to meet the Building Code requirements.
- (n) The owner shall provide a certificate showing that the Special Event Barn is covered by special event liability insurance.
- (o) The Township may require an annual visual screening of certain elements of the Special Event Barn site and in certain locations, in accordance with the requirements of Section 250-27 if at the time of the approval of the Special Event Barn the property on which the Special Event Barn is located abuts an R-1 Zoning District, or, if at the time of the approval of the Special Event Barn a residence on an adjoining property is within five hundred (500) feet of the site of the building to be used as a Special Event Barn.
- (p) No food may be grilled, cooked, or otherwise prepared on site of the Special Event Venue. This shall not include incidental preparation done by catering staff, such as setting up chafing dishes, preparing platters and other such preparation. An insurance certificate for the caterer shall be required.
- (q) No sale of food or beverages, including but not limited to, cash bars, concession stands, or other similar sales, is allowed at any event associated with the Special Event Barn.
- (r) Alcoholic beverages may be served only as allowed by Local and State Laws.
- (s) Special Event Barns are restricted from partnering as a satellite location for alcohol sales.
- (t) The structure must also be inspected and approved by the, the Township Engineer, Zoning Officer, and the Township Building Code Enforcement Officer prior to the issuance of any permits
- (u) Any changes necessary to accomplish the conditional use as a Special Event Barn (e.g., modifications to the building, driveways, parking areas, etc.) are subject to the Township's Land Development and Stormwater Ordinances, Zoning Ordinance, and the Uniform Construction Code.

- (v) No pyrotechnics or open fires shall be used in conjunction with activities associated with the Special Event Barn.
- (w) An enclosed dumpster shall be maintained on the property and trash shall be removed within 48 hours following the end of every special event.
- (x) § 250-112 Performance standards of the Codified Ordinances of Allegheny Township shall apply to this use, specifically § 250-112 (C) regarding noise.
- (y) Lighting. Exterior lighting fixtures, including illumination of all parking lots, shall be of a low-intensity, low-glare design and shall be shielded with full-cutoff design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off of the Special Event premises in order to prevent spillover onto adjacent lots under separate ownership. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
- (z) A traffic study may be required as set forth in the codified ordinances of Allegheny Township.
- (aa) If the Special Event Barn is using well water, the well water must be tested semi-annually with a report sent to the Township.
- (bb) There shall be no outside fire pits or recreational fires permitted.
- (cc) Any Special Event Barn that has been damaged or destroyed by fire or other means may be reconstructed and used as before if the restructuring is performed within twelve (12) months of discontinuance of Exception and if the restored building covers no greater area and contains no greater cubic content than did the building that was destroyed.

SECTION II. SEVERABILITY

The provisions of this Ordinance are severable. If any sentence, clause or section of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses or sections of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of Allegheny Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause or section not been included herein.

SECTION III. REPEALER.

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION IV. EFFECTIVE DATE.

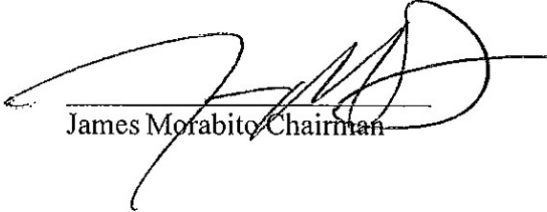
This Ordinance shall become effective five (5) days after its passage or adoption.

ORDAINED AND ENACTED at a regular meeting of the Board of Supervisors of the Township of Allegheny, County of Westmoreland, Commonwealth of Pennsylvania, a full quorum being present, this 8th day of June, 2026.

ATTEST

THE TOWNSHIP OF ALLEGHENY

Marci Bigley
Marci Bigley, Township Manager


James Morabito, Chairman

APPROVED AS TO FORM: