

ORDINANCE NO. 242

AN ORDINANCE OF THE TOWNSHIP OF BRIGHTON, BEAVER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 195 ZONING OF THE BRIGHTON TOWNSHIP CODE OF ORDINANCES HC-1 HEALTH CARE SERVICE DISTRICT, SC-1 SPECIAL CONSERVATION DISTRICT, C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, AND C-2 MIXED USE DISTRICT TO ADD PLACE OF WORSHIP

WHEREAS, the Brighton Township Planning Commission has recommended the adoption of revision of the HC-1 Health Care Service District, SC-1 Special Conservation District, C-1 Neighborhood Commercial District, and C-2 Mixed Use District to add Place of Worship as a use; and

WHEREAS, the Brighton Township Board of Supervisors has held a public hearing pursuant to public notice concerning this amendment to the Brighton Township Code.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Brighton Township, Beaver County, Pennsylvania as follows:

Section 1.

Section 195-72 Principal Uses is revised by adding Place of Worship as a permitted, principal use, adding new Section 195-72.A.(17) as follows:

Section 195-72 Permitted Uses.

A. Principal Uses.

(17) Place of Worship.

Section 2.

Section 195-80 Uses is revised by adding Place of Worship as a conditional use, adding new Section 195-80B.(6) as follows:

Section 195-80 Uses.

B. Conditional uses.

(6) Place of Worship, subject to the following:

- (a) Minimum setback contiguous to a residential use or residential zoning district: 50 feet.
- (b) Parking and lighting shall be in accordance with §§ 195-104 through 195-108.
- (c) Signs in accordance with §§ 195-109 through 195-117.
- (d) Buffer yard B for side and rear yards, and buffer yard A adjacent to any right-of-way in accordance with § 195-137.1.
- (e) Minimum lot area without both public water and public sewer: one acre.

Section 3.

Section 195-89 Permitted Uses is revised by adding Place of Worship as a permitted, principal use, adding new Section 195-89 (23) as follows:

Section 195-89 Permitted Uses.

A. Principal Uses.

(23) Place of Worship.

Section 4.

Section 195-98 Permitted Land Uses is revised by adding Places of Worship as a use by right, adding new Section 195-98 (28) as follows:

Section 195-98 Permitted Land Uses.

A. Uses By Right.

(28) Place of Worship

Section 5.

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 thereof, held to be invalid or unconstitutional by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses or part of this Ordinance.

Section 6.

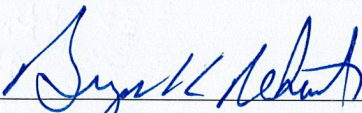
Enactment and Effective Date:

This Ordinance shall become effective upon adoption by the Board of Supervisors of Brighton Township at a regularly scheduled meeting.


ENACTED AND ORDAINED this 12th day of August, 2024, by the Board of Supervisors of Brighton Township.

ATTEST:


BOARD OF SUPERVISORS



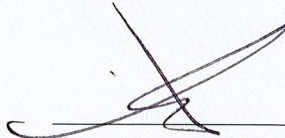
Bryan K. Dehart, Township Secretary



John Curtaccio, Chairman



Mark Piccirilli, Vice Chairman



Gary J. Gordon, Supervisor