

TOWNSHIP OF COLLIER
ORDINANCE NO. 728

AN ORDINANCE OF THE TOWNSHIP OF COLLIER,
ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING
CHAPTER TWENTY-SEVEN OF THE TOWNSHIP OF COLLIER
CODE OF ORDINANCES TO AMEND THE DEFINITION OF
ASSEMBLY HALL AND ADD ASSEMBLY HALL AS A
PERMITTED USE IN THE B-1, B-2, B-3 AND B-4 DISTRICTS
AND A CONDITIONAL USE IN THE SC DISTRICT

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et seq.*, as amended, authorizes the Township of Collier (the "Township") to regulate zoning and land use in the Township; and

WHEREAS, Chapter Twenty-Seven of the Township of Collier Code of Ordinances, as amended, (the "Collier Township Zoning Ordinance") regulates zoning within the Township; and

WHEREAS, the Board of Commissioners desires to amend the Collier Township Zoning Ordinance to update the definition of Assembly Hall and add Assembly Hall as a Permitted use in the B-1 Planned Shopping Center, B-2 Highway Commercial, B-3 Special Commercial, and B-4 Commercial and Light Industrial Districts and as a Conditional Use in the S-C Special Conservation District.

NOW, THEREFORE, the Board of Commissioners of the Township of Collier hereby ordains and enacts as follows, incorporating the above recitals by reference:

Section 1. The Collier Township Zoning Ordinance is hereby amended with the below changes.

1. Section 27-202 Particular Meanings is amended by replacing the definition of "Assembly Hall" with the following:
An establishment, room, hall, building, or other structure whether permanent or temporary, rented by individuals and/or groups to be used for, or as part of, private functions, lectures, meetings, gatherings, banquets, weddings and similar celebrations or events.
2. Section 27-402.2(A). Conditional Uses is amended to add "Assembly Hall" as a listed Conditional Use, subject to § 27-1906.3.
3. Section 27-1102.1(A). Permitted Uses is amended to add "Assembly Hall" as a listed Principal Use, subject to § 27-1906.3.
4. Section 27-1302.1(A) Permitted Uses is amended to add "Assembly Hall" as a listed Principal Use, subject to § 27-1906.3.

5. Section 27-1402.1(A) Permitted Uses is amended to add "Assembly Hall" as a listed Principal Use, subject to § 27-1906.3.
6. Section 27-1502.1(A) Permitted Uses is amended to add "Assembly Hall" as a listed Principal Use, subject to § 27-1906.3.
7. Section 27-1906 Standards for Specific Uses is amended to add the following subsection:
1906.3, Assembly Hall, subject to:
 - a. This Section shall not apply to Church Halls located within a Church Building, Governmental facilities, Community Centers, Fire Halls, and Restaurant Banquet Rooms.
 - b. In the S-C District, only one facility per parcel shall be permitted.
 - c. No more than one event per day is allowed.
 - d. No event shall take place outside the hours of 7:00 am — 11:00 pm.
 - e. Exterior lighting shall not project into an adjoining residential area. Use of stadium-style, or other glaring lighting is prohibited. Lighting of accessible paths may be required, if necessary.
 - f. Noise shall be considered excessive and in violation of this ordinance if the noise is plainly audible from within any closed dwelling unit that is not the source of the sound and is between the hours of 11:00 pm and 7:00 am.
 - g. The number of parking spots provided shall be one space for each 3 occupants at maximum permitted occupancy plus one space per regular or contract employee. Parking shall otherwise meeting all requirements of § 27-2203. It is the applicant's responsibility to communicate parking instructions consistent with the approved plan to all guests and contract or regular employees prior to the event.
 - h. The applicant shall submit Fire & Emergency Vehicle Access plans to the local fire department for comment.
 - i. Evidence of an approved Health Permit from the Allegheny County Health Department or its successor agency shall be submitted to the Township.
 - j. Operator shall comply with all requirements of the Pennsylvania Liquor Control Board, if alcohol is served during an event.
 - k. Bathrooms, toilet and hand-washing facilities must comply with Allegheny County Health Department requirements. If the Assembly Hall parcel also contains a dwelling, use of the dwelling's on-site septic facilities is not allowed for an event, except by residents or over-night guests of the facility.
 - l. One ground mounted sign shall be permitted. The sign shall not exceed nine (9) square feet in surface area.
 - m. In the S-C Zoning District, events may be held only on Fridays, Saturdays and/or Sundays and Federal & State Holidays.

Section 2. It is the intention of the Township that the chapters, parts, sections, subsections, paragraphs, sentences and/or phrases of this Ordinance are severable. If any chapter, part, section, subsection, paragraph, sentence, or phrase of this Ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a

whole or the validity of any remaining chapters, parts, sections, subsections, paragraphs, sentences, or phrases of this Ordinance.

Section 4. Any ordinance or part of any ordinance conflicting with this ordinance is repealed to the extent of such conflict.

Section 5. This Ordinance shall take effect in accordance with applicable law.

ORDAINED AND ENACTED INTO LAW by the Board of Commissioners of Collier Township at a duly assembled public meeting this 25th day of September, 2023.

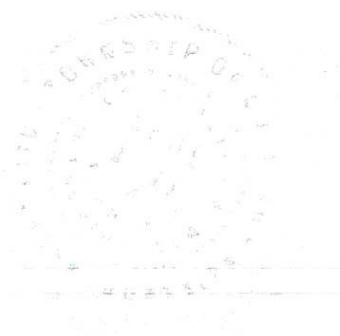
ATTEST:

TOWNSHIP OF COLLIER

Valerie A. Salla
Valerie A. Salla, Township Secretary

By: Wayne M. Chiurazzi
Wayne M. Chiurazzi, President
Board of Commissioners

(Seal)



This Ordinance was recorded in the Township Ordinance book on Sept. 26th, 2023
by the undersigned

0160

Valerie A. Salla
Valerie A. Salla, Township Secretary