

ORDINANCE # 139  
BUTLER COUNTY, PENNSYLVANIA  
AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX,  
BUTLER COUNTY, PENNSYLVANIA,  
AMENDING ZONING ORDINANCE SECTION TO ADD  
STANDARDS AND CRITERIA FOR CERTAIN  
CONDITIONAL USES AND REVISING SUPPLEMENTARY  
REGULATIONS FOR ACCESSORY STRUCTURES

**WHEREAS**, the Township of Middlesex has enacted a consolidated Zoning Ordinance, Ordinance No. 21, on October 7, 1992, as amended; and,

**WHEREAS**, the Township of Middlesex enacted a consolidated Zoning Ordinance, Ordinance No. 108, on September 20, 2006, as amended, and which is codified in the Code of the Township of Middlesex (hereinafter "Township Code" or "Code") in Chapter 175; and,

**WHEREAS**, Ordinance No. 108 and the Codified Zoning Ordinance have been further amended, with ordinances through and including Ordinance No. 134 already having been incorporated and codified into Chapter 175 of the Township Code; and,

**WHEREAS**, Ordinance No. 108 and the Codified Zoning Ordinance have been further amended, with ordinances through and including Ordinance No. 138, already having been incorporated and codified into Chapter 175 of the Township Code; and,

**WHEREAS**, the Middlesex Township Board of Supervisors has the power to protect the health, safety, and welfare of the people and property in the Township; and,

**WHEREAS**, the Middlesex Township Board of Supervisors continually strive to provide for up-to-date regulations of zoning ordinance provisions, to ensure the safety and well-being of the community; and,

**NOW, THEREFORE**, be it ordained and enacted by the Board of Supervisors of the Township of Middlesex, Butler County, Pennsylvania, that Chapter 175 Zoning of the Middlesex Township Code of Ordinances is hereby amended as follows:

**SECTION 1.** ARTICLE XI (Standards and Criteria for Conditional Uses and Uses by Special Exception), is amended by revising §175-96.1 Agritourism and §175-99.1 Catering/event venue to add the following text (added text underlined and shaded):

§175-96.1. Agritourism.

**N. Agritourism operators must:**

1. Apply for a zoning occupancy permit prior to the initial agritourism use which the operator will be responsible for keeping a copy of on-site and should be able to produce it to prove permission to operate an agritourism use.
2. The owner shall be responsible that the occupants or guests of the agritourism do not create unreasonable noise or disturbances, engage in disorderly conduct, or otherwise violate provisions of the Middlesex Township Code or any state law pertaining to noise or disorderly conduct.

§175-99.1. Catering/event venues.

**N. Catering/event venue operators must:**

1. Apply for a zoning occupancy permit prior to the initial catering/event venue use which the operator will be responsible for keeping a copy of on-site and should be able to produce it to prove permission to operate a catering/event venue use.
2. The owner shall be responsible that the occupants or guests of the catering/event venue do not create unreasonable noise or disturbances, engage in disorderly conduct, or otherwise violate provisions of the Middlesex Township Code or any state law pertaining to noise or disorderly conduct.

**SECTION 2.** ARTICLE XII (Supplementary Regulations), §175-142 Special Yard Requirements Terms defined, is amended by revising the following (added text underlined and shaded, deleted text shaded with strikethrough):

C. Accessory Structures and Accessory Buildings: In all zoning districts the following regulations shall apply to Accessory Structures and Accessory Buildings.

C (4) Fences, walls and landscaped areas. All walls, fences and landscaped areas shall be located so as not to obstruct pedestrian access, visibility for traffic on adjacent streets or traffic entering or leaving the property or adjacent properties. Notwithstanding any other regulation listed in the zoning ordinance, fences, where permitted, shall be located at least 2 feet from the property line.

C (7) All other Accessory Structures and Accessory Buildings. All other accessory structures and Accessory Buildings shall not be permitted in the required front yard or required side yards and shall be located ~~at least 25 feet from~~ in compliance with the applicable zoning district area and bulk regulations for the rear lot line. All other Accessory Structures and Accessory Buildings shall be located at least ~~10~~ 5 feet from any principal building, except that a detached garage may be connected to the principal building by contiguous walls, breezeways or similar connections.

**SECTION 3.** Effective Date.

This Ordinance shall take effect immediately upon adoption.

**SECTION 3.** Effective Date.

This Ordinance shall take effect immediately upon adoption.

ORDAINED AND ENACTED this 18 day of SEPTEMBER, 2024.

ATTEST:

TOWNSHIP OF MIDDLESEX

  
\_\_\_\_\_  
Jeffrey Winkle,  
Township Secretary/Manager

By: \_\_\_\_\_

Michael Spreng, Chairman

By:   
\_\_\_\_\_

Donald P. Marshall, Vice Chairman

By:   
\_\_\_\_\_

Robert Brash, Supervisor

