ORDINANCE NO. 2025-01

AN ORDINANCE OF THE TOWNSHIP OF WARRIORS MARK, HUNTINGDON COUNTY, PENNSYLVANIA, AMENDING SECTION 307 OF THE ZONING ORDINANCE OF WARRIORS MARK TOWNSHIP GOVERNING THE COMMERCIAL DISTRICT TO INCREASE THE SIZE OF REQUIRED SETBACK AREAS, CHANGE MAXIMUM BUILDING COVERAGE TO ADDRESS THE MAXIMUM IMPERVIOUS SURFACE AREA AND ADD SUBSECTION E TO ADDRESS LIGHTING REQUIREMENTS; TO REPEAL INCONSITENT ORDINANCES; PROVIDE FOR SERVERABLITY; AND ESTABLISH AN EFFECTIVE DATE.

The Board of Supervisors of Warriors Mark Township, Huntingdon County, Pennsylvania hereby ordains as follows:

SECTION 1. AMENDMENT OF ZONING ORDINANCE 2015-01.

Article III, of the Warriors Mark Township Zoning Ordinance, entitled "District Regulations", shall be amended wherein all additional language shall be indicated by underlining and all language to be deleted indicated by ~~strikethrough~~ as follows:

SECTION 307 COMMERCIAL DISTRICT (C)

PURPOSE

The purpose of this Zone is to provide standards for commercial uses and to provide a location for retail, office and service businesses which have minimal impact on the community.

A. Permitted Uses

1. Retail
2. Business Services
3. Personal Services
4. Convenience Stores
5. Offices
6. Financial Institution
7. Hotel or Motel
8. Commercial Recreation
9. Self Storage Facility
10. Dog and Pet Grooming
11. Auto-related businesses, subject to Section 704
12. Hospital or Medical Center (including doctors' offices)
13. Public Buildings and facilities
14. Agricultural Use, subject to Section 712
15. Oil and Gas Development, subject to Section 717
16. Forestry
17. Church or Place of Worship
18. Government Facilities

19. Accessory Use
20. Temporary Use

B. Special Exception Uses

1. Multi-family dwellings, subject to Section 714
2. Schools
3. Daycare facilities, subject to Section 708
4. Car Wash, subject to Section 704
5. Manufactured Home Park, subject to Section 713
6. Mineral Extraction, subject to Section 715

C. Setback and Landscape Buffer

1. Each commercial Lot shall have a Building and ~~o~~Operations setback of ~~thirty~~ fifty (~~30~~50) feet from all property lines adjacent to residential use.

2. Within the required setback area, a minimum ~~twenty~~ thirty (~~20~~30) foot wide buffer yard shall be established along property lines that abut ~~residential property~~ non-commercial and/or industrial use. This buffer shall be landscaped with evergreen and shade trees throughout. Trees shall be a minimum height of six (6) feet at time of planting and upon maturity shall block the view of the commercial use. The area adjoining a public road or street shall not be landscaped in any way that blocks sight distance for access and egress to the property.

D. Bulk Requirements

Use	Minimum Lot Size	Maximum Lot Size	Maximum ~~Building Coverage~~ Impervious Surface	Minimum Yard Setbacks			Maximum Height
				Front	Side	Rear	
All Uses	1 acre	none	~~50~~ Shall not exceed 40% of the total property area and shall include fire access, buildings, parking, sidewalks and exterior storage	30* feet	30* feet	30* feet	35 feet

* See Section 307.C.1 for setbacks applicable to properties adjacent to non-commercial and/or industrial use

E. Lighting requirement

1. All parking lot lights shall have cutoffs so as to limit light pollution in the community. No parking lot lighting shall permit the light bulb or other type of luminary device to be directly visible from a height of six (6) feet within ten (10) feet of the property lines. Exterior building access lighting and safety lights shall be designed and placed to limit light pollution to adjoining properties. Parking lot lighting shall be turned off one (1) hour

lights shall remain off unless motion on the property is detected. Motion lights shall be exempt from the hours of operation requirements. Motion detection lighting is for safety and/or security purposes only.

SECTION 2. REPEALER.

All provisions of Warriors Mark Township Zoning Ordinance which are contrary to this Ordinance are expressly repealed.

SECTION 3. SAVINGS CLAUSE.

In all other respects, the Warriors Mark Township Zoning Ordinance shall remain as previously enacted and ordained.

SECTION 4. 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, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect in accordance with law.

ENACTED AND ORDAINED on this 3rd day of April, 2025. This Ordinance shall become effective five days after adoption.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

Peter Liese, Chair

L. Stewart Neff, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Sonja I. Malvoisin, Secretary