

ORDINANCE NO. 123 OF MARCH 15, 1989
MOTION TO ADOPT A ZONING ORDINANCE AMENDMENT,
AMENDMENT # 9 TO ORDINANCE # 22 OF 1969
FOR SUGARCREEK BOROUGH, VENANGO COUNTY, PENNSYLVANIA

WHEREAS; The Sugarcreek Borough Council appointed a Planning Commission for the Borough of Sugarcreek, on May 1, 1967, and

WHEREAS; Said Planning Commission entered upon its duties and after proper study and due reference to the comprehensive plan, prepared a Zoning Ordinance and a Zoning Map, and held at least one public meeting, as required by law, on said proposed Zoning Ordinance Amendment on December 19, 1988, at 10:00 A.M. at the Sugarcreek Borough Municipal Building, and

WHEREAS; The said Planning Commission submitted its proposed Zoning Ordinance Amendment and Zoning Map which was annexed thereto to the governing body or Municipal Officers of Sugarcreek Borough on January 4, 1989 and

WHEREAS: The governing body or Municipal Officers of Sugarcreek Borough being the Sugarcreek Council, held a public meeting on Wednesday, March 1, 1989, in the Sugarcreek Borough Municipal building, after public notice of its intention to consider the proposed Zoning Ordinance Amendment, and

WHEREAS; After said public hearing announcement was made by the governing body or Municipal Officers of Sugarcreek Borough, being the Sugarcreek Borough Council, that it would consider the adoption of the Zoning Ordinance Amendment proposed by the Sugarcreek Planning Commission together with the changes that they, the said Council, might make pursuant to the recommendations received at their public hearing, at the next meeting of the said Council to be held March 15, 1989, at 7:00 P.M., at the Municipal Building of Sugarcreek Borough, on 212 Fox Street, Rocky Grove, and

WHEREAS; I hereby attach to this Motion the Ordinance which I propose to have adopted and which proposed Ordinance Amendment has attached to it the Sugarcreek Borough Zoning Map as part of this Ordinance Amendment, and

WHEREAS; It is now my intention to have the said Council consider the adoption of said Sugarcreek Borough Zoning Ordinance Amendment.

BED AND BREAKFAST

Definitions

Bed and Breakfast is a dwelling where the owner or manager resides and has up to four (4) bedrooms to let for the purpose or overnight lodging and breakfast may be served.

Family

(#2) Not more than four (4) unrelated persons occupying a dwelling unit living together and maintaining a common household, except where there is an established Bed and Breakfast.

304(A) Bed and Breakfasts are Permitted Uses in Institutional (IZ), Urban Residential (R-2), Suburban Residential (R-1) and Conservation Districts (A-1).

406.11 Bed and Breakfast

406.11A No separate new structure shall be built specifically for a Bed and Breakfast.

406.11B There shall be one (1) common kitchen and one (1) eating area, if eating facilities are provided. Guest Rooms shall not have eating or cooking facilities. Meals are to be confined to breakfast and only to overnight guests. All rooms and eating facilities must meet all applicable State, Federal, and local restrictions.

406.11C There must be one (1) bathroom to service the guest rooms. It may be a common bathroom, but must be fitted with a keyed and turnstyle lock...the keyed side must be to the outside of the bathroom door. The key must be in the possession of the owner or manager in case of emergency.

406.11D Smoke alarms must be installed in each bedroom and hall way. These are to be connected to the kitchen and basement smoke alarms; all alarms must be tied into the bedroom of the owner or manager. Also fire exit maps must be prominently posted in each bedroom.

406.11E A five (5) year permit must be secured from the Borough of Sugarcreek, 212 Fox Street, Franklin, PA 16323; for a nominal cost to be established. The above regulations governing the Bed and Breakfast must be copied on the back of the permit. This permit must be renewed every five (5) years, and/or after the Borough has reviewed all valid complaints. The Owner must take action to correct any deficiencies at the Owner's expense. The permit must state the dwelling must be occupied by the owner or manager during normal sleeping hours.

407.2B 26 Bed and Breakfast All parking must be off street, if available.

419.1A Bed and Breakfast is a permitted use.

419.2A Bed and Breakfasts may have a manager reside at the dwelling.

[Note: Signs for a Bed and Breakfast must conform to existing zoning (Section 412) so no change needed.

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NON - COMPLIANCE WITH SETBACK REQUIREMENTS FOR UTILITIES

304(A) Permitted use in all Zoning Districts

304(B) * Public Utilities Pedestals and Building (Not Storage)

Lot Width	Min Front Yard	Min Rear Yard	Max Bldg Height	Max Lot Coverage
0	0	0	12 ft.	Not to exceed 100 sq. ft. (10 ft. by 10 ft. at base)

* Note Put * after each Zoning District

403.2A Public Utility Buildings (equipment not storage) and Pedestals must comply with Section 304B (Public Utilities Buildings and Pedestals) but shall not be located so as to interfere with sight distances for highways or exits from private drives.

406.10 Notation of Hazardous Materials (Public Utilities) All hazardous materials or electrocution hazards or any other hazards must be noted on a post, not attached to the building or pedestal and this post must be in the most direct approach to the site.

407.7 Any lighting used to illuminate off street parking or loading areas or utility buildings or pedestals, shall be arranged so as to reflect the light away from adjoining properties and public roads.

I, therefore, move for the adoption of the proposed Sugar creek Borough Zoning Ordinance Amendment as prepared by the Sugar creek Planning Commission, and amended after its public hearing, and as amended after the public hearing of the Sugar creek Borough Council, and

I, further move that said Ordinance shall be incorporated into the official ordinance books of the Borough of Sugar creek, by reference and with the same force and effect as if the adopted Zoning Ordinance Amendment and Map were duly recorded therein.

Motion made by:

Jay T. Dwyer

Motion seconded by:

Tom E. Sloss

Action taken on Motion
For Adoption:

Unanimously Approved

Against Adoption:

ATTEST:

Karen L. Noel
Secretary

MAP CHANGE FOR INSTITUTIONAL ZONE

The Institutional Zone starts on the Northern end of Miller - Sibley field and Murdock Street (Lot # 28-10-239), down Prospect Avenue to the Alley, (across from the Physician's Building), extending up the alley to the Meadville Pike, down Meadville Pike to Coefield's Corners, back up Prospect Avenue to the intersection of Park Avenue, East to Palmer Avenue, then North to Murdock Street, back to the place of beginning.