

**CITY OF HERMITAGE
MERCER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____ - 2021

**AN ORDINANCE OF THE CITY OF HERMITAGE,
MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE
WITH THE PENNSYLVANIA MUNICIPALITIES
PLANNING CODE (“MPC”), AMENDING PORTIONS OF
CHAPTER 27 OF THE HERMITAGE CODE OF
ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS
THE “HERMITAGE ZONING ORDINANCE”; PROVIDING
FOR ADDITIONAL DEFINITIONS; PROVIDING FOR THE
ADDITONAL USE OF DISTRIBUTION CENTERS.**

WHEREAS, the City of Hermitage encourages the reasonable development of all legal uses of property for the benefit of City residents and guests; and

WHEREAS, in furtherance of its land use responsibilities, the City adopted a new Comprehensive Plan on June 26, 2019; and

WHEREAS, upon substantial consideration, the City adopted Ordinance 2-2021, which repealed the previous Zoning Ordinance and replaced, along with the Zoning District map, in its entirety; and

WHEREAS, the Board of Commissioners desires to enact certain modifications to provide for additional uses in the new Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, AND THE CITY OF HERMITAGE HEREBY ORDAINS AND ENACTS BY THE AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1. AMENDMENT OF CHAPTER 27, PART 2, DEFINITIONS. Chapter 27, Part 2, Section 202, related to Specific Terms is hereby amended as follows:

A. To add the definition “Distribution Center” as follows:

DISTRIBUTION CENTER - Use as a distribution and warehouse facility for packages, cargo, and goods, together with uses incidental to the facility, including an office; retail counter/customer operations; and the loading and unloading, parking, washing and storage of vehicles.

SECTION 2. AMENDMENT OF CHAPTER 27, PART 3, DISTRICT REGULATIONS. Chapter 27, Part 3, is hereby amended as follows:

- A. Sections 313.20 shall be amended to include the Permitted Use by Right of “Distribution Center” in the Highway Commercial District (“HC”) and the corresponding column titled “Subject to Additional Regulations” shall be amended to add Distribution Center at “Section 321.490.”
- B. Section 314.20 shall be amended to include the Permitted Use by Right of “Distribution Center” in the Light Industrial District (“LI”) and the corresponding column titled “Subject to Additional Regulations” shall be amended to add Distribution Center at “Section 321.490.”
- C. Section 321.490, shall be added, and the section shall read as follows:

321.490 DISTRIBUTION CENTER:

- A. The lot size must be at least 15 acres.
- B. The property must provide Buffer Yard Option B, as provided in Section 408.60, where it adjoins a parcel which contains a residential use.
- C. Outdoor lighting must be shielded from adjoining property.
- D. All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear or side yard if screened from view from the street or adjacent properties.
- E. No shipping or receiving shall be permitted within 200 feet of an existing residence.
- F. An interior circulation plan shall be designed and approved so that no truck or truck and trailer combination must maneuver off site in order to park, load or unload.
- G. Upon request of the Zoning Officer, the property owner shall submit a traffic study to determine the appropriate routes of ingress and egress from the property to provide appropriate traffic flow to and from the property.
- H. All structures shall be subject to a minimum front yard setback of fifty (50) feet from the right of way.

SECTION 3. AMENDMENT OF TABLE OF CONTENTS. The Table of Contents shall be amended to properly reflect the changes in definitions, section headings, pagination, and all other terminology added, removed, or amended in this Ordinance.

SECTION 4. SEVERABILITY. The provisions of this Ordinance shall be severable and, if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, such shall not affect the validity of any of the remaining provisions of said Ordinance.

SECTION 5. EFFECTIVE DATE. The provisions of this Ordinance shall become effective in seven (7) days.

**HERMITAGE ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND
ENACTED FINALLY INTO LAW BY THE BOARD OF COMMISSIONERS OF THE
CITY OF HERMITAGE THIS _____ DAY OF _____, 2021.**

CITY OF HERMITAGE

ATTEST:

BOARD OF COMMISSIONERS

Gary Hinkson, Secretary

By: _____
Duane J. Piccirilli, President