

Ellport Boro Council shall conduct a special meeting on July 10, 2023, at 6:30 PM in the Boro office at 313 Burns Ave, Ellwood City, PA, for the purposes of conducting a public hearing considering the adoption of a revised Zoning Ordinance and voting on that proposed revised ordinance. The revised ordinance summary follows: **ORDNANCE NO.** An ordinance dividing the Borough into various zoning districts and regulating the construction, alteration and use of structures and land within each such district. Be it hereby ordained by the Boro Council of the Boro of Ellport, Lawrence County, PA. **ARTICLE 1 - GENERAL PROVISIONS**, Effective Date: September 1, 2023. Purpose and Authority: This ordinance is adopted by the authority granted under Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968. The provisions of this Zoning Ordinance are designed for the purpose of protecting the public health, safety, morals, and general welfare of the Borough of Ellport. Community Development Objectives: sets forth the objectives of the Ordinance, Compliance: No structure exist or changed except in full compliance with all the provisions of this ordinance and with all permits and certificates. Severability: Any provision may be severed without affecting the remainder. Repeal: Any resolution or ordinance or any part of any resolution or ordinance conflicting with the provision of this ordinance is hereby repealed to the extent of such conflict. Municipal Liability limits the liability of Boro, its officials, and employees. Other Municipal Ordinances Refers all to the Borough's Floodplain Ordinance, Building Permit Ordinance, Lawrence County's Subdivision and Land Development Ordinance and other ordinances and regulations which may be applicable to their property or their proposed development or construction plans. Interpretation In the event of conflicts between the provisions of this Ordinance and any other ordinance or regulation, the more restrictive provision shall apply. The provisions of this Ordinance shall be considered minimum requirements adopted for the promotion of the health, safety, morals, and general welfare of the public. **ARTICLE 2 – DEFINITIONS** Words used in this ordinance shall carry their customary meanings. The word "Shall" is always mandatory and not permissive. The word "used" or "occupied" shall be construed to include the words "intended, arranged, or designed to be used or occupied." Definitions: Accessory Equipment, Accessory Structure, Accessory Use, Adult Bookstore, Adult Cabaret, Adult Entertainment Establishment, Adult Mini Motion Picture Theater, Adult Motel/Studio, Adult Motion Picture Arcade, Adult Motion Picture Theater, Adult News Rack, Adult Theater, Air Pollution, Alley, Amusement and Recreation, Animated Sign, Area, Arterial Street, Automobile Sales, Bar/Tavern, Basement, Bath House, Board, Body Painting Studio, Building, Building Height, Building Materials Sales Yard, Building or Set-Back Line, Building Sign or Station, Canopy Sign, Cartway, Carwash, Church(es), Civic/Municipal Use, Collocation, Commission, Communications

Antenna, Communications Equipment Building, Communications Tower, Conditional Use, Convenience Store, Council, Density, Distributed Antenna System (DAS), Dwelling, Dwelling, Multi-Family/Townhouses, Dwelling, Single Family, Dwelling, Two Family, Electronic Sign, Essential Service, Family, Fast-Food Restaurant, Fire/Ambulance Station, Flag, Freestanding Sign, Gas Station/Mini Mart, Gas Station/Repair, Government Sign, Height of a Communications Tower, Home Occupation, Junk Vehicle, Junkyard, Laundromat, Library, Light Industrial/Manufacturing, Loading Space, Lot, Lot Corner, Lot Depth, Lot Minimum Area of, Lot of Record, Lot Width, Massage Parlor, Manufactured Housing, Manufactured Housing Park, No Impact Home-Based Business, Non-Conforming Structure, Non-Conforming Use, Out Call Service Activity, Permitted Use, Planning Code, Playground, Portable Sign, Professional Offices, Projecting Sign, Public Utility Facilities, Public Utility Transmission Tower, Residential Sign, Restaurant, Retail Sales, Road, School(s), Screening and Fencing, Service Station, Sewage Treatment Facilities, Sexual Encounter Center, Sign, Specified Anatomical Areas; Special Exception, Stealth Technology, Structure, Suspended Sign, Temporary Sign, Temporary Structure, Tower-Based Wireless Communications Facilities (Tower-Based WCF), Truck Stop, Truck Terminal, Uses Not Specifically Listed, Variance, Wall Sign, Warehouse, Water Recreation and Storage Areas, Window Sign, Wireless, Wireless Communications Facility on Existing Structure (WCF on Existing Structure), Wireless Communications Facility (WCF), Wireless Support Structure, Yard, Yard, Front, Yard Rear, Yard Side, Zoning Certificate, Zoning Map, Zoning Officer; ARTICLE 3- DISTRICT REGULATIONS, Zoning Map, Zoning Districts: Residential, Village Commercial, Industrial, District Boundaries, District Regulations, Zoning Districts – Permitted and Conditional Uses, Residential, Village Commercial, Industrial. Lot, Yard, and Height Requirements, as specified by included Table. Additional Criteria: Church and School, Fire/Ambulance Station, Two-Family Dwelling, Public Utility Building, Home occupations, Library, Multi-Family Dwelling/Townhouse, Manufactured Housing and Manufactured Housing Park, Playgrounds and Public Parks, Restaurant/Fast Food Restaurant, Convenience Store, Civic Municipal Use, Wholesale/Warehouse, Bar/Tavern, Automobile Service Station/ Gas Station Repair/ Auto Sales, Retail Sales, Amusement and Recreation, Sewage Treatment Facilities, Wireless Communication Facility (WCF), Funeral Home/Mortuary/Crematory, Laundromat, Junkyards and Similar Storage Area: (Including Automobile Wrecking), No Impact Home-Based Business, Carwash, Truck Stop, Truck Terminal, Adult Entertainment Establishment, Uses Not Specifically Listed. ARTICLE 4 – SUPPLEMENTARY REGULATIONS, Non-Conforming Uses, RESERVED, Off-Street Loading and Parking, Off-Street Loading, Off-Street Parking, Water Recreation and Storage Areas, Signs, PERMITTED SIGNS BY TYPE AND ZONING DISTRICTS, Table, Signs Exempt from Regulations Under This Ordinance, Sign Permits, Appendix I for sign permit form, Sign approval. ARTICLE 5 – ADMINISTRATION, ENFORCEMENT AND APPEALS, Zoning Officer, Duties of the Zoning Officer, Applications, Zoning Certificates, Building Permits and Inspections, Inspection, Non-Conforming Uses, Zoning Certificate/Requirements, Expiration of Zoning Certificate, Application and Fees, Records, Building Permits, Violations, District Justices shall have initial jurisdiction over proceedings brought under this section, Appeals. ARTICLE 6 – ZONING HEARING BOARD, General, Appeals, Variances, In accordance with section 912 of the Pennsylvania Municipalities Planning Code, the Board, upon appeal, shall have power to authorize variances from the provision of this Ordinance. The applicant must provide evidence to the Board of the need for the variance based upon the following criteria, Special Exceptions, Non-Conforming Uses, Appeal from Board's Decision, ARTICLE 7 – AMENDMENTS,

General, Petitions, Referral, Action, Curative Amendments. A copy of the proposed ordinance is available at the Ellport Borough Office, 313 Burns Ave, Ellwood City, PA, during regular Borough office hours and as required by law.