

PUBLIC NOTICE

Notice is hereby given that on Wednesday, February 24, 2021 the Hermitage Board of Commissioners intends to consider and enact a Zoning Ordinance during their Regular Meeting. The meeting will begin immediately following the 6:00 p.m. Work Session.

The title of the Ordinance is:

AN ORDINANCE OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (“MPC”), REPEALING CHAPTER 27 OF THE HERMITAGE CODE OF ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS THE “HERMITAGE ZONING ORDINANCE” AND REPLACING CHAPTER 27 IN ITS ENTIRETY; PROVIDING GENERAL PROVISIONS IN CONFORMITY WITH THE HERMITAGE COMPREHENSIVE PLAN; FURTHER PROVIDING FOR DEFINITIONS; ADDITIONALLY PROVIDING FOR ZONING DISTRICTS, ALONG WITH PERMITTED USES AND REGULATIONS ASSOCIATED WITH SAID DISTRICTS AND USES, AND A MAP OUTLINING THE LOCATION OF SAID DISTRICTS; ALSO PROVIDING FOR SUPPLEMENTAL REGULATIONS GOVERNING NONCONFORMING USES AND STRUCTURES ALONG WITH VARIOUS GENERAL PERFORMANCE STANDARDS; FURTHER PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE HERMITAGE ZONING ORDINANCE, ALONG WITH PROVIDING FOR THE RIGHT TO APPEAL FROM ADVERSE DECISIONS; ADDITIONALLY PROVIDING FOR THE CONTINUED OPERATION OF THE HERMITAGE ZONING HEARING BOARD; AND PROVIDING FOR THE RIGHT TO ADOPT FUTURE AMENDMENTS TO THE CHAPTER.

A summary of the Ordinance is as follows:

The ordinance repeals Chapter 27 of the Hermitage Code of Ordinances and replaces it with the attached new Zoning Ordinance and Map, as described in detail herein. It also permits City officials to take necessary actions to implement the ordinance, provides for severability in the event any section is deemed to be unconstitutional, and declares the new ordinance to be effective seven (7) days from its enactment.

Part 1 sets forth the short title, purposes and authority for the ordinance, community development objectives, and requires compliance with the ordinance, as permitted by law.

Part 2 provides rules of interpretation and numerous definitions for terms used throughout the ordinance.

Part 3 sets forth the fourteen (14) Zoning Districts, together with the character of zoning districts and boundaries and map of said districts. It also provides for permitted uses, uses by special exceptions, and conditional uses in each district, along with accessory uses, and regulations, including area, setback and related requirements, for each zoning district and the various uses allowed therein.

Part 4 provides supplementary regulations, including for nonconforming uses and structures, as well as various performance standards, including for certain structures; parking; access between non-residential lots; buffers; and signs.

Part 5 provides for the administration and enforcement of the ordinance, including providing for the zoning officer, the process for obtaining permits, and penalties for violations of the ordinance.

Part 6 sets forth the Hermitage Zoning Hearing Board, as permitted under the Municipalities Planning Code, including membership and organization of the Board, providing its funding and legal counsel, and relating to the Board's functions and jurisdiction, as well as for the conduct of all hearings before it.

Part 7 provides the process for amending the ordinance and for offering curative amendments.

The full text of the Ordinance is available for inspection at the office of the City Manager, 800 North Hermitage Road, Hermitage, Pennsylvania. Due to COVID-19 restrictions, please make arrangements to review the ordinance at the Municipal Building by calling (724) 981-0800. The ordinance is also on the City website at www.hermitage.net. A copy of the full text of the ordinance has also been provided to The Herald. The full text is also available for inspection at the Mercer County Law Library located in the Mercer County Courthouse, Mercer, Pennsylvania.

If enacted, passage will result in an entirely new Zoning Ordinance and Map for the City of Hermitage.

Due to the COVID-19 pandemic and efforts to halt the spread of the virus, and pursuant to the related declaration of disaster emergency enacted by the state and the City of Hermitage, the meeting will be conducted by electronic off-site participation. Members of the public can learn how to obtain access to the meeting by visiting www.hermitage.net.

City of Hermitage

Gary P. Hinkson
City Secretary