

PUBLIC NOTICE

Notice is hereby given that on January 2, 2024 the Hermitage Board of Commissioners intends to consider and enact a new Zoning Ordinance for the City of Hermitage, including those lands formerly of the Borough of Wheatland, during their Special Meeting in the Commissioner's Meeting Room at the Hermitage Municipal Building, 800 North Hermitage Road, Hermitage, Pennsylvania. The meeting will begin immediately following the 6:00 p.m. Reorganization Meeting.

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 FOR THE PURPOSE OF ADOPTING THE ORDINANCE AND NEW ZONING MAP TO INCLUDE THE FORMER BOROUGH OF WHEATLAND PROPERTY THAT WILL MERGE INTO THE CITY, EFFECTIVE JANUARY 1, 2024; PROVIDING CHANGES TO THE DEFINITION OF PRIVATE CLUB AND THE ZONING DISTRICTS IN WHICH ADULT ENTERTAINMENT USES ARE PERMITTED, ALONG WITH A FEW TYPOGRAPHICAL CHANGES, BUT OTHERWISE REENACTING THE HERMITAGE ZONING ORDINANCE IN FULL; AND FURTHER PROVIDING A NEW ZONING DISTRICT MAP, WHICH PLACES THE CURRENT BOROUGH OF WHEATLAND INTO NEW ZONING DISTRICTS AS OF THE EFFECTIVE DATE, WHILE LEAVING THE MAP OTHERWISE UNCHANGED.

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. The definition of "private club" is also modified to be more precise.

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. The districts in which the “private club” use is changed, and the “adult entertainment” use is changed to be permitted in the Heavy Industrial zoning district.

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 will be an entirely new Zoning Ordinance and Map for the City of Hermitage, including the portion previously located in the Borough of Wheatland.

The Ordinance is a ratification of Ordinance No. 8-2023, which was previously adopted on December 20, 2023.

CITY OF HERMITAGE

Gary P. Hinkson
City Secretary