

OFFICIAL

**TOWNSHIP OF CHARTIERS
ORDINANCE NO. 407**

**AN ORDINANCE OF THE TOWNSHIP OF CHARTIERS, WASHINGTON COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 350 OF THE CHARTIERS TOWNSHIP
CODE, ZONING, TO PROVIDE FOR SPECIAL EVENT BARNS, ACCESSORY USE.**

WHEREAS, the Board of Supervisors of the Township desires to amend Chapter 350 of the Chartiers Township Code, Zoning, to provide for a Special Event Barns, Accessory Use; and

WHEREAS, the Chartiers Township Planning Commission has recommended that the zoning amendment be approved and that such change would be consistent with the Chartiers Township Comprehensive Plan; and

WHEREAS, the Chartiers Township Board of Supervisors has conducted a public hearing on the proposed zoning amendment; and

WHEREAS, the proposed zoning amendment has been reviewed by the Washington County Planning Commission; and

WHEREAS, the Chartiers Board of Supervisors has determined that the amendment will not be adverse to the interest and general welfare of residents of Chartiers Township.

NOW, THEREFORE, the Board of Supervisors of the Township of Chartiers hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1: Definition

§350-16 is amended to add the definition of a banquet facility as follows:

Special Event Barn, Accessory Use: A permanent structure that is principally being used as a barn on a farm and which is sometimes used for the commercial purpose as a venue for weddings, receptions, and other gatherings, to include, but not limited to, birthday parties, retirement parties, anniversary parties, graduation parties, formal dinners, business engagements, where such commercial use of the barn is secondary to the farming activity on the property.

SECTION 2.

§350-10. B. General Classifications and Uses is amended as follows:

1. A Special Event Barn, Accessory Use shall be a conditional Use in the A-1, Zoning District.

SECTION 3

§350-51: Special Event Barn, Accessory Use Shall be subject to the following conditions

1. The parcel on which the special event barn is located shall be at least 10 acres in size and able to accommodate all facets of the event within the boundaries of the property and have driveway access to an arterial or collector street.

2. Special event barns, fixtures, tents and parking, shall be set back at least 50 feet from all property lines.
3. Any special event barn shall be subject to the following setback requirements:
 - a. Residential zoning district boundaries: 100 feet.
 - b. Existing occupied residential structures: 250 feet, not on the same property.
4. Any additions or changes to the barn to accommodate the use as a special event barn shall be secondary and shall not drastically alter the visual or material character of the barn except as necessary to provide for safe use by patrons, and all additions or changes shall comply with applicable building codes.
5. The conduct of the event including fixtures, tents and parking may extend to the grounds but may not extend into the building setback areas.
6. No more than 24 events per calendar year and shall be permitted at a special event barn, excluding any rehearsal for the same event.
7. An annual special zoning permit for special event barns shall be required and shall be kept on site. No special event shall take place without a valid special zoning permit issued to the owner of the special event barn and such permit is invalid upon any single violation of any requirement of this chapter, including, but not limited to, violation of any condition attached to any conditional use approval granted by the Board of Supervisors. The Township reserves the right to add additional conditions as deemed applicable. The permit application shall include the following information, at a minimum, and shall be of a form and substance as determined by the Township necessary to determine compliance with the requirements of this chapter:
 - a. Proof of conditional use approval.
 - b. Documentation of any conditions attached to a conditional use approval.
 - c. Proof of insurance.
 - d. Written acknowledgement by the applicant and operator of the conditional use requirements for special event barns.
 - e. The dates of the validity of the permit.
 - f. Proof of any applicable Township inspections and approvals.
 - g. Documentation of the date and time of each special event to be held and actually held at the special event barn.
8. Parking shall be on the property on which the special event barn is located. Under no circumstances may parking be on state or Township roads, on other public property, or on private property other than that on which the special event barn is located.
 - a. The parking area shall be accessible by means of a driveway that shall be covered by gravel or paved surface and is at least 40 feet in length. The driveway accessing the parking area shall be wide enough to accommodate two-way traffic or there shall be separate entrances and exits to the parking area(s) and shall provide applicable sight distance per Penn DOT design standards.
 - b. Parking shall be in areas covered by gravel or grass. The size of the parking area shall be adequate to accommodate all vehicles at the event. The owner shall implement such measures as necessary to ensure compliance with Section 300-40

- of Chapter 300, Streets of Sidewalks, prohibiting the deposit of dirt or debris onto any public road, street or alley.
- c. The required building setback areas may not be used for parking.
 - d. Parking plan must be approved by the Township or Township Engineer and must include ADA accessible parking areas.
9. Operating hours for events may be held until 9pm Monday – Thursday, 10 pm on Sundays and 11pm Fridays, Saturdays, and the day before a Federal Holiday. New Year’s Event events may be held until 1 am.
- a. All entertainment must end at operating hours.
 - b. Attendees must vacate the premises within 1 hour of the cessation of operating hours.
 - c. All entertainment, including but not limited to DJs, music, bands, a dance floor or a stage shall be limited to the interior of the special event barn. Outdoor recreation activities conducted by the attendees shall not be considered entertainment for the purposes of interpreting this section.
10. All entertainment must end at 11:00p.m.
11. All entertainment, including but not limited to DJs, music, bands, a dance floor or a stage shall be limited to the interior of the special event barn. Outdoor recreation activities conducted by the attendees shall not be considered entertainment for the purposes of interpreting this section.
12. If the barn does not include sufficient restroom facilities to meet building code requirements then portable restroom trailers or porta johns, approved by the Washington County Sewage Enforcement Officer, are required. At least one ADA accessible restroom facility must be present at all events. The restroom trailer(s) must be placed in a location to reduce visibility from public roads and nearby adjacent residential structures.
13. The owner of the special event barn shall provide bonded, insured on-site independent security guards for each event extending past 6:00 pm, and a certificate showing that the special event barn is covered by special event liability insurance shall be displayed at all times.
14. Alcoholic beverages may be served only as allowed by local and state laws . Owner must require a Liquor Liability Certificate of Insurance from all rentals with alcohol on the premises.
15. Signs shall be erected only in accordance with the sign provisions of the Township sign ordinance.
16. Any structure being used as a special event barn shall be inspected and approved by a certified engineer approved by the Township, and a copy of the engineer’s report shall be submitted to the Township prior to the issuance of the special zoning permit. The structure must also be inspected and approved by the Township Building Code Official prior to the issuance of the special zoning permit.
17. Any changes necessary to accomplish the use as a special event barn (e.g., modifications to the building, driveways, parking areas, etc.) are subject to Chapter 305, Subdivision and Land Development, Chapter 293, Stormwater Management, this chapter, and the Uniform Construction Code, where applicable.

- 18. No pyrotechnics may be used in conjunction with activities associated with the special event barn without a fireworks permit.
- 19. All trash must be stored within a commercial dumpster and dumpster area must be fenced on all sides with wood or vinyl fencing six feet tall.
- 20. As part of the conditional use process the Township Supervisors may impose other reasonable conditions and/or restrictions on each special event barn.

SECTION 4. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 5. Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed

SECTION 6. Effective Date.

This Ordinance shall take effect in accordance with applicable law.

ORDAINED and ENACTED this _____ day of _____, 2023, by the Board of Supervisors of the Township of Chartiers in lawful session duly assembled.

ATTEST:

TOWNSHIP OF CHARTIERS

 Gary Friend
 Secretary
 (SEAL)

By: _____
 Frank W. Wise, Jr.
 Chairman, Board of Supervisors