

**TOWNSHIP OF SOUTH SHENANGO  
CRAWFORD COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1 - 2025**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH SHENANGO CRAWFORD COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S ZONING ORDINANCE, ORDINANCE 2017-1, AS AMENDED, TO AMEND SECTION 500.5 OF THE TOWNSHIP ZONING ORDINANCE TO ELIMINATE THE REQUIREMENT THAT ALL EXPANSIONS OF NONCONFORMING USES BE APPROVED BY THE ZONING HEARING BOARD, AND TO PERMIT THE EXPANSION OF NONCONFORMING USES THAT MAY PROVIDE ADDITIONAL NONCONFORMITY, BUT THAT DO NOT PROVIDE A GREATER DEGREE OF NONCONFORMITY.**

**WHEREAS**, the Township of South Shenango ("Township") 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 Township adopted its Zoning Ordinance on or about September 21, 2017 through Ordinance 2017-1 ("Ordinance"), as amended; and

**WHEREAS**, the Ordinance specifically provides for nonconforming uses, along with their expansion; and

**WHEREAS**, Section 500.5 of the Zoning Ordinance provides for the extension or enlargement of nonconforming uses within the Township; and

**WHEREAS**, the Board of Supervisors has decided that the process for permitting certain expansions should be simplified and loosened, so long as the proposed expansion does not create a greater degree of nonconformity; and

**WHEREAS**, it is the judgment of the Board of Supervisors that the Ordinance should be amended to reflect its vision to better protect the health, safety, and welfare of the Township through the Ordinance.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH SHENANGO, CRAWFORD COUNTY, PENNSYLVANIA, AND THE TOWNSHIP OF SOUTH SHENANGO HEREBY ORDAINS AND ENACTS BY THE AUTHORITY OF THE SAME AS FOLLOWS:**

**SECTION 1. AMENDMENT OF SECTION 500.5, EXPANSION.** Section 500.5 of the Ordinance, pertaining to expansion or enlargement of nonconforming uses, shall be amended to read as follows:

## Section 500.5 Extension or expansion

A. A nonconforming use or structure may be extended or enlarged by the zoning officer by ~~Special Exception after authorization by the Zoning Hearing Board~~, subject to the following:

(1) The extension or expansion is or becomes an attached part of the ~~main~~ nonconforming structure and does not utilize any additional or adjoining land area other than the original parcel.

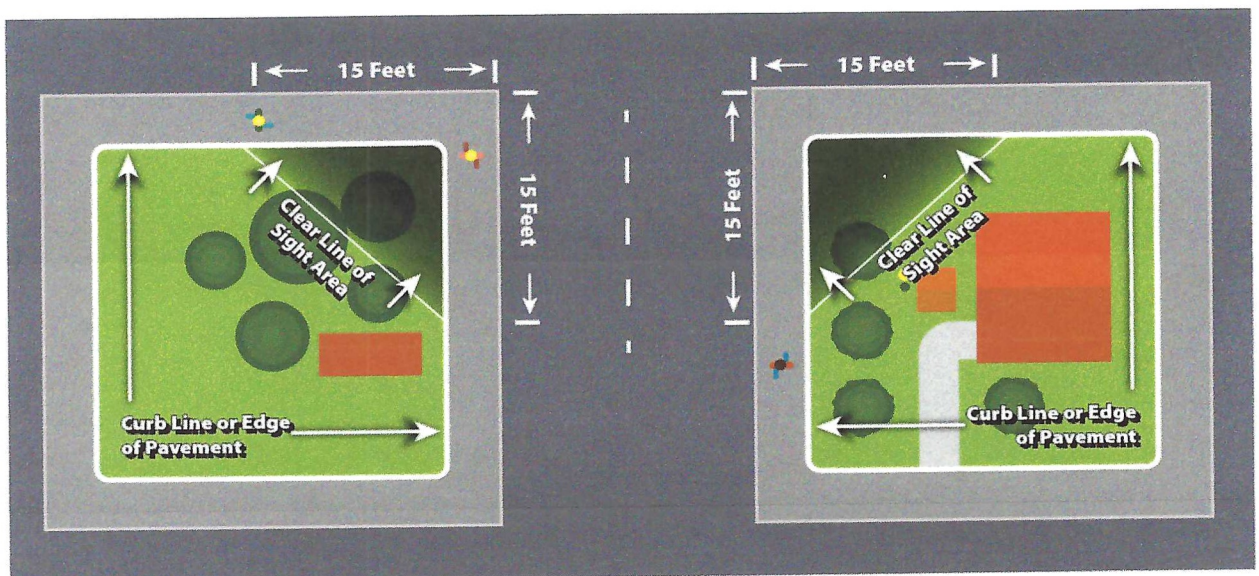
(2) The extension or expansion does not violate any additional lot, area, dimensional, off-street loading or parking requirements, or any other requirements of this Ordinance ~~in the district in which the nonconforming use is located, or in any way extends the degree of dimensional nonconformance of any structure or building.~~

(3) The extension or expansion is for the purpose of expanding the same classification of nonconforming use in existence at the time of Ordinance adoption.

(4) The extension or expansion shall be permitted so as it does not increase the degree of the nonconformity of any structure and it does not intrude upon the sight triangle for motorists on an adjoining public road. A sight triangle shall be defined as follows:

- (A) The sight triangle shall be established at the intersection of the edges of pavement of each street, as shown in Exhibit A.
- (B) For corner properties at street intersections, an isosceles triangle shall be established for a distance of 15 feet at each side of the point of intersection of the street curb lines or edges of pavement, within which the sight triangle will apply.
- (C) Driveway Intersections: At driveway intersections with streets, an isosceles triangle shall be established for a distance of 15 feet at each side of the point of intersection of the street right-of-way with the driveway, within which the sight triangle will apply.

Exhibit A:





By way of example, a nonconforming structure that encroaches into a required setback by 10 feet may lawfully be expanded or extended so long as the expansion's encroachment does not exceed 10 feet.

Extension or expansion of a lawful use to any portion of a nonconforming building or structure that existed prior to the enactment of the Ordinance shall not be deemed an extension or expansion of such nonconforming use.

**SECTION 2. 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.

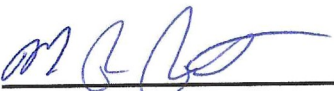
**SECTION 3. REPEALER.** All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

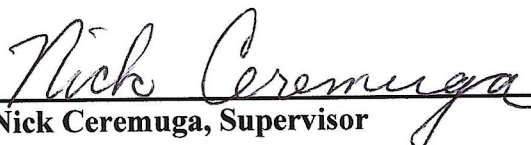
**SECTION 4. EFFECTIVE DATE.** The provisions of this ordinance shall become effective in seven (7) days.

**THE TOWNSHIP OF SOUTH SHENANGO ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND ENACTED FINALLY INTO LAW BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH SHENANGO THIS 8<sup>th</sup> DAY OF April, 2025.**

**BOARD OF SUPERVISORS OF  
SOUTH SHENANGO TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA**

By   
Joseph Livingston, Chairman

By   
Michael Richter, Supervisor

By   
Nick Ceremuga, Supervisor

ATTEST:   
Rebecca Andrew, Secretary