

ORDINANCE 2025-243-1

AN ORDINANCE of the Township of Harborcreek, Erie County, PA, Amending, Revising, and Re-enacting the Harborcreek Township Zoning Ordinance 2010-200, as amended, modifying the Definitions for Business Service Establishment and include in B-1 Business and Industrial Tables of Use.

Section 1. Purpose. This amendment is enacted to include Business Service Establishment Use in the B-1 Business and Industrial Table of Use and include a retail portion in the definition.

Section 2. Article II. Section 302 Definitions

BUSINESS SERVICE ESTABLISHMENT: An establishment engaged in rendering services to business establishments on a fee or contract basis or to the general public on a less frequent or personal basis than provided by personal services establishments. Such enterprises may include: the service and repair of office equipment, machines, electronics, furniture, medical supplies, or commercial appliances; the printing, copy, and production of documents, signs, or banners; retail shipping and mailing services; food catering; locksmithing; carpentry; painting; remodeling; interior decorating or upholstering; roofing and insulation; carpet installation; heating and cooling; plumbing; taxidermy; landscaping services, and other similar business activities. **With a retail component to the services provided the use is eligible to be permitted in B-1 Zoning District, otherwise permitted in Industrial.**

Section 3. Article XII. B-1 Business District

Section 1202. Table of Use:

PRINCIPAL USE	TYPE*
Business Service Establishment with retail component	P

Section 4. Article XIV. Industrial District

Section 1402. Table of Use:

PRINCIPAL USE	TYPE*
Business Service Establishment with no retail component	P

Section 5. Repealer. Any provisions of any prior enactments, including any amendments of the original zoning ordinance, No. 2010-200, inconsistent with the provisions contained herein, are hereby repealed and replaced by these provisions. The remaining provisions of Ordinance 2010-200, and its amendments shall remain effective and should be interpreted consistent with the terms of this amendment.

BE IT HEREBY ENACTED AND ORDAINED this _____ day of _____ 2025

This amendment shall become effective 3 days after enacted.

Connie Cruz, Zoning Administrator

Stephen S. Oler, Chairman

Dean S. Pepicello, Supervisor

Timothy May, Supervisor

ATTEST:

I hereby certify that the foregoing ordinance was advertised in the Erie Times on _____ and _____ a newspaper of general circulation in the municipality and was duly enacted and approved as set forth at a regular meeting of the Harborcreek Township Board of Supervisors held on _____.
