



ORDINANCE 2025-243-1

AN ORDINANCE of the Township of Harborcreek, Erie County, PA, Amending, Revising, and Re-enacting the Harborcreek Township **Zoning Ordinance 2025-243**, 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 upholstery; 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

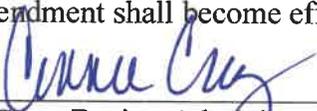
Section 1402. Table of Use:

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of the original zoning ordinance, No. 2025-243, inconsistent with the provisions contained herein, are hereby repealed and replaced by these provisions. The remaining provisions of Ordinance 2025-243, and its amendments shall remain effective and should be interpreted consistent with the terms of this amendment.

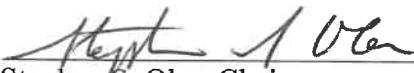
BE IT HEREBY ENACTED AND ORDAINED this 21st day of May, 2025

This amendment shall become effective 3 days after enacted.



Connie Cruz, Zoning Administrator

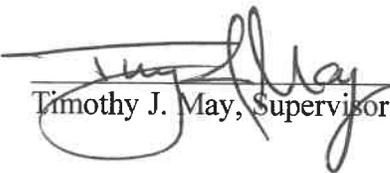
HARBORCREEK TOWNSHIP SUPERVISORS



Stephen S. Oler, Chairperson

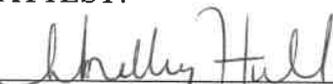


Dean S. Pepicello, Supervisor



Timothy J. May, Supervisor

ATTEST:



Shelley Hull, Assistant Secretary

I hereby certify that the foregoing ordinance was advertised in the Erie Times on May 5, 2025 and May 12, 2025 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 May, 21, 2025.