

**TOWNSHIP OF SLIPPERY ROCK
COUNTY OF BUTLER, PENNSYLVANIA**

ORDINANCE NO. 2026-01

**AN AMENDMENT TO CHAPTER 27 OF THE TOWNSHIP OF SLIPPERY
ROCK CODE OF ORDINANCES KNOWN AS THE “ZONING ORDINANCE OF
THE TOWNSHIP OF SLIPPERY ROCK” TO AMEND SECTIONS 306 AND 308,
REVISING REQUIREMENTS FOR RECREATIONAL CAMPGROUNDS.**

WHEREAS, the Pennsylvania Municipalities Code (the “MPC”), 53 P.S. §10101, et seq., authorizes the Board of Supervisors of the Township of Slippery Rock (the “Township”) to regulate land use and zoning within the Township through its Zoning Ordinance, currently codified as Chapter 27 of the Township Code of Ordinances, as amended (the “Township Zoning Ordinance”);

WHEREAS, upon the recommendation of its Planning Commission and Zoning Officer, the Township Board of Supervisors wishes to revise Sections 306 and 308 regarding requirements for recreational campgrounds; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at a duly noticed public meeting held on April 13, 2026; and

WHEREAS, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed zoning ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the public hearing, and having received the recommendations of the Township’s Planning Commission and Zoning Officer and the Butler County Planning Commission, finds that enactment of this proposed zoning ordinance amendment will be beneficial to the health, safety, and welfare of the Township and consistent with the MPC.

NOW, THEREFORE, be it enacted and ordained by the Township of Slippery Rock Board of Supervisors, as follows:

SECTION 1: AMENDMENTS TO SECTION 306 OF CHAPTER 27

The Township Zoning Ordinance, as amended, is hereby restated, in part, and amended as follows by inserting the underlined highlighted text and deleting the stricken text:

Table 306.3 RC-1 Rural Conservation District

Permitted Uses	Conditional Uses	Special Exceptions
Single-Family Dwellings	Mobile Home Parks (§308.26)	Nursing Homes, Personal Care Homes and Assisted Living (§308.13)
Two-Family Dwellings	Outdoor/Intensive Commercial Recreation (§308.22)	Repair/Service Businesses (§308.12)
Agriculture	Mineral Excavation (§308.23)	<u>Recreational Campground (§308.3)</u>
Agricultural Services	Multifamily Dwellings (§308.25)	Eating/Drinking Places (§308.12)
Places of Worship and Assembly	Sawmills (§308.16)	Convenience Stores & Service Stations (§308.12)
Home Occupations (§308.21)	Light Manufacturing (§308.30)	Cemeteries (§308.24)
Accessory Uses	Planned Residential Development (§309) [A.O.]	Bed and Breakfast (§308.15)
Accessory Buildings	Private Clubs and Lodges (§308.3)	Exotic Animal Raising and Care (§308.28)
Family and Group Day-Care Homes (§308.14)	Large Solar Energy Facilities (§308.43)	Mini Storage Facilities (§308.17)
Professional Offices	Wind Energy Facility (§308.44)	Limited Commercial (§308.5)
Veterinary Clinics	<u>Recreational Campground (§308.3)</u>	Communications Towers (§308.34)
Public Utilities Building (§308.2)		
Kennels (§308.41)		
Small Solar Energy Facility (§308.42)		

Table 306.4 RC-1 Rural Conservation District Lot, Yard and Height Requirements

Zoning District RC-1 Rural Conservation	Min Lot Area	Min Lot Width	Min Front Yard	Mid Side Yard	Min Rear Yard	Max Height	Max Coverage
Single Family Residential	1 Acre	150 ft.	50 ft.	25 ft.	50 ft.	35 ft.	15%
Multi-Family	See Table 307						
<u>Recreational Campground</u>	<u>See §308.3</u>						
All Other Uses	2 Acres	200 ft.	50 ft.	35 ft.	50 ft.	45 ft.	20%

Table 306.9 R-2 Medium Density Residential District (Multi-Family)

Permitted Uses	Conditional Uses	Special Exceptions
Agriculture	Bed and Breakfast (§308.18)	Home Occupations (§308.21)
Single-Family Dwellings	Primary and Secondary Schools recognized by the Commonwealth (§308.1)	Group Day Care Homes and Day Care Centers (§308.14)
Multifamily Dwellings	Planned Residential Development (§309) [A.O.]	Transitional Housing Facility (§308.37)
Two-Family Dwellings	Private Parks and Playgrounds (§308.36)	Nursing Homes, Personal Care Homes and Assisted Living (§308.13)
Places of Worship and Assembly	Mobile Home Parks (§308.26)	Public Utilities Building (§308.2)
Schools	<u>Recreational Campground (§308.3)</u>	
Accessory Uses		
Accessory Buildings		
Family Day-Care Homes (§308.14)		
Public Parks and Playgrounds		
Small Solar Energy Facility (§308.42)		

Table 306.10 R-2 Medium Density Residential District Lot, Yard and Height Requirements

R-2 Residential	Min Lot Area	Min Lot Width	Min Front Yard	Mid Side Yard	Min Rear Yard	Max Height	Max Coverage
Single Family Dwelling (With Public Sewer)	25,000 sq. ft.	100 ft.	35 ft.	20 ft.	40 ft.	35 ft.	25%
Single Family Dwelling (With approved on-lot sewer systems)	1 Acre	150 ft.	50 ft.	25 ft.	50 ft.	35 ft.	15%
Two – Family/Multifamily Dwellings	See	Table	307				
<u>Recreational Campground</u>	<u>See §308.3</u>						
All Other Uses	2 Acres	200 ft.	50 ft.	35 ft.	50 ft.	35 ft.	15%

SECTION 2: AMENDMENT TO SECTION 308 OF CHAPTER 27

The Township Zoning Ordinance, as amended, is hereby restated, in part, and amended as follows by inserting the underlined highlighted text and deleting the stricken text:

§308.3 Recreational Campgrounds. Such uses are commercial in nature, normally seasonal but do have a high impact potential. Such uses shall:

- A. Be at least Five (5) Ten (10) acres in size.
- B. Provide planted or natural forest buffer yards of at least fifty (50) feet width along all sides and rear lot lines or provide alternative screening and buffering which shall be described in the project narrative and shown on a landscape plan for consideration by the Board of Supervisors under §308.A.
- C. Provide evidence of compliance with Department of Environmental Protection standards for water and sanitary sewer facilities.
- D. If indoor lodging or overnight cabins are proposed, buildings devoted to this purpose shall cover no more than ten five percent of the site.

E. Provide evidence of approved solid waste removal.

F. The design of any outdoor lighting shall prevent glare and consistent with §406.F.

G. Noise from daytime activities shall comply with §406.C. During the hours of 10:00 p.m. to 7:00 a.m., no noise as measured at any point on the boundary of the lot containing the recreational campground use shall exceed 50 dBA.

H. Campsites, indoor lodging, and overnight cabins shall be located outside the Identified Floodplain Area (see Chapter 8 (Floodplain), Article IV (Identification of Floodplain Areas)). Other recreational campground facilities may be within the Identified Floodplain Area provided the applicant obtains a floodplain permit and complies with other applicable requirements.

SECTION 3 - SEVERABILITY

Should any section, subsection, clause, provision, or other portion of this Ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance; the Township Board of Supervisors having adopted this Ordinance as if such invalid portions had not been included therein.

SECTION 4 - CONFLICTS

Should any provision of this Ordinance conflict with any other section, provision regulation, or standard of any other Township Ordinance, the more restrictive shall apply.

SECTION 5 - EFFECTIVE DATE

This Ordinance shall become effective upon adoption thereof.

ENACTED AND ORDAINED into law by the Board of Supervisors of Slippery Rock Township, Butler County, Pennsylvania, this [redacted] day of [redacted] 2026.

Township Secretary

Chairman of the Board

Vice-Chairman of the Board

Supervisor