

**TOWNSHIP OF LIGONIER
ORDINANCE NO. 2026-OR-01**

**AN ORDINANCE OF THE TOWNSHIP OF LIGONIER AMENDING THE
TOWNSHIP ZONING CODE TO ADD DATA CENTERS AND SEASONAL
MARKETS, AMEND SOLAR ENERGY SYSTEMS, NON-CONFORMING
LOTS, AND POLICE, FIRE & AMBULANCE STATIONS**

WHEREAS, at the regularly scheduled Board of Supervisors meeting of October 14, 2025, the Board of Supervisors of Ligonier Township requested suggestions from the Planning Commission regarding wording for a change to the Zoning Ordinance with regard to solar farms; and,

WHEREAS, at the regularly scheduled Planning Commission meeting of November 20, 2025, the Planning Commission recommended changes to the Solar Energy Systems section by a vote of 4-0-1; and,

WHEREAS, at the regularly scheduled Board of Supervisors meeting of April 28, 2026, the Board of Supervisors of Ligonier Township requested that the Planning Commission look at the best option to zone fire companies; and,

WHEREAS, at the regularly scheduled Board of Supervisors meeting of April 28, 2026, the Board of Supervisors of Ligonier Township requested that the Planning Commission look at seeing where the Township could put farmers markets, definitions, and appropriate sizes; and,

WHEREAS, at the regularly scheduled Planning Commission meeting of June 25, 2026, the Planning Commission recommended the addition of sections for Data Centers and Seasonal Markets, changes to the use table for Fire, Police, and Ambulance Stations, and amendments to Nonconforming Lots by a unanimous vote of 5-0; and,

WHEREAS, at the regularly scheduled Board of Supervisors meeting of July 28, 2026, the Board of Supervisors of Ligonier Township added sunset provisions for conditional use and special exception approvals by a unanimous vote of 5-0.

NOW THEREFORE, the Board of Supervisors of Ligonier Township hereby enacts as follows:

Section 1. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, Section 120-43: Solar Energy Systems, as follows:

§ 120-43. Solar Energy Systems¹

- A. PURPOSE: The purpose of this Section is to provide for the construction, operation, and decommissioning of Solar Energy Systems in Ligonier Township., subject to reasonable conditions that will protect public health, safety and welfare.
- B. APPLICABILITY
1. This Section applies to only Principal Solar Energy systems proposed to be constructed after the effective date of this Section, except this Section is not intended to apply to Accessory Solar Energy Systems constructed primarily for residential or accessory use.
- C. PERMITTED USES
1. Principal Solar Energy systems shall be considered a conditional use for the following Zones (A-1) Agriculture and (I-1) Industry.
 2. Accessory Solar Energy systems shall be allowed in all Zones and may be installed with the necessary construction, electrical and/or mechanical permit(s).
- D. PERMIT REQUIREMENTS
1. No Principal Solar Energy system, or addition to an existing Principal Solar Energy system, shall be constructed or located within Ligonier Township, unless a Zoning Permit has been issued to the Facility Owner or Operator approving construction of the facility under this Section.
 2. ~~Prior to issuance of a Zoning Permit the Applicant will insure that all government permits required by State and Federal Law have been obtained.~~ Issuance of any township permits or authorization does not supersede or otherwise relieve the applicant, of the sole responsibility of ensuring compliance with all applicable county, state, and federal regulations.
 3. Any physical modification to an existing and permitted Principal Solar Energy system that materially alters the size, type and number of Solar Cells or other equipment shall require additional permitting under this Section. Like-kind replacements shall not require a permit modification.
 4. Prior to the issuance of a zoning permit, PSES applicants must acknowledge in writing that the issuing of said permit shall not and does not create in the property owner, its, his, her or their successors and assigns in title or, create in the property itself : (a) the right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or (b) the right to prohibit the development on or growth of any trees or vegetation on such property.
 5. The applicant shall submit a Stormwater Management Plan that demonstrates compliance with the Ligonier Township stormwater management regulations.
 6. PSES owners are encouraged to use low maintenance and low growing vegetative surfaces under the system as a best management practice for storm water management.
 7. A building permit is required for construction of any Accessory Solar Energy system within the Township.

¹ Solar Energy Systems added 7-9-2024 by Ord. No. 2024-OR-01

E. PERMIT APPLICATION

1. The permit application shall demonstrate that the proposed Principal Solar Energy system will comply with this Section.
2. Among other things, the application shall contain the following:
 - a) A narrative describing the proposed Principal Solar Energy system, including an overview of the project; the project location; the approximate generating capacity of the Principal Solar Energy system; the approximate number, representative types and height or range of heights of Solar components to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of ancillary facilities.
 - b) An affidavit or similar evidence of agreement between the property owner and the System Owner or Operator demonstrating that the System Owner or Operator has the permission of the property owner to apply for necessary permits for construction and operation of the Principal Solar Energy system.
 - c) Identification of the properties on which the proposed Principal Solar Energy system will be located, and the properties adjacent to where the Principal Solar Energy system will be located.
 - d) A site plan showing the planned location of each Solar Component, property lines, setback lines, access road and turnout locations, substation(s), electrical cabling from the Principal Solar Energy system to the substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers, associated transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.
 - e) Documents related to decommissioning including a schedule for decommissioning.
 - f) Other relevant studies, reports, certifications and approvals as may be reasonably requested by Ligonier Township to ensure compliance with this Section.
3. Throughout the permit process, the Applicant shall promptly notify Ligonier Township of any changes to the information contained in the permit application.
4. Changes to the pending application that do not materially alter the initial site plan may be adopted without a renewed public hearing.

F. SETBACKS AND HEIGHT RESTRICTIONS

1. *Lot Size:* A PSES shall require a lot size of not less than thirty-five (35) acres.²
2. *Setbacks:* A PSES shall be setback distance of not less than 100 feet to any property line
3. *Height:*
 - a) Ground mounted PSES shall not exceed 20 feet in height.
 - b) A Solar Energy system mounted on a roof shall conform to the height of the Zone where the Solar Energy system is installed.
4. *Lot Coverage:* The surface area of the arrays of a ground mounted PSES, regardless of the mounted angle of any solar panels, shall be considered impervious and calculated in the lot coverage of the lot on which the system is located. The PSES shall not exceed the maximum lot coverage requirements of the underlying zoning district.

² Amended by Ordinance No. 2025-OR-02, effective July 8, 2025

G. DESIGN AND INSTALLATION

1. *Compliance with Industry Standards:* The PSES layout, design and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM),), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code, regulations adopted by the Pennsylvania Department of Labor and Industry, and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the permit application.
2. *Maintain in Good Working Order:* Upon completion of installation, the PSES shall be maintained in good working order in accordance with manufacturer's standards of and any other codes under which the PSES was constructed. Failure of the owner to maintain the PSES in good working order is grounds for appropriate enforcement actions by Ligonier Township in accordance with applicable ordinances.
3. *Local Emergency Services:* The owner/operator will ensure that there is proper access to the entire property as necessary for EMS services and utilities services. **An Emergency Management plan approved by the Township shall be submitted and training shall be provided to local first responders in the best practices for responding to emergencies related to the PSES at least every five years or as needed.**
4. *Underground Requirements:* All on-site transmission and plumbing lines shall be placed underground to the extent feasible.
5. *Utility Notification:* The owner of a PSES shall provide Ligonier Township with written confirmation that the public utility company to which the PSES will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.
6. *Signage:* No portion of the PSES shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the PSES provided they comply with the prevailing sign regulations.
7. *Glare:*
 - a) All PSES shall be placed such that concentrated solar radiation or glare does not project onto any structures or roadways.
 - b) The applicant has the burden of proving that any glare produced does not have a significant adverse impact on neighboring or adjacent uses either through siting or mitigation.
8. *Noise Study:* A noise study shall be performed and included in the zoning/building permit application. The noise study shall be performed by an independent noise study expert and paid for by the applicant. Noise from a PSES shall not exceed 50dBA, as measured at the property line.
9. **Viewshed Analysis: A viewshed analysis shall be undertaken, a report from the analysis shall be provided to Township, and along with a screening plan to mitigate the visual impact of the PSES will need to be approved by the Township.**

10. *Tree and Landscaping Removal:* No trees or other landscaping otherwise required by the Township ordinances or attached as a condition of approval of any plan, application, or permit may be removed for the installation or operation of a PSES.
11. *Contact Information:* The PSES owner and/or operator shall provide current contact information to the Township which includes at minimum a phone number and identifies a responsible person for the Township or public to contact regarding emergencies, inquiries and complaints throughout the life of the project. The PSES owner and/or operator shall the Board of Supervisors a written plan outlining procedures on how complaints will be addressed. For the life of the project, the current contact information shall be conspicuously posted upon locations throughout the property.
12. *Solar Easements:* Where a subdivision or land development proposes a PSES, solar easements may be provided. If a solar easement, intended to guarantee unobstructed solar access, is desired by the applicant and/or property owner for an ASSES, such matter shall be carried out as a civil agreement between or among all applicable parties. Ligonier Township shall not be a party to any agreement designed to provide a solar easement, nor shall Ligonier Township be responsible for ensuring the maintenance of any solar easement. Said easements shall be in writing, and shall be subject to the same conveyance and instrument recording requirements as other easements. Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance.
13. *Decommissioning:*
 - a) The PSES owner is required to notify Ligonier Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.
 - b) The PSES owner shall then have twelve (12) months in which to dismantle and remove the PSES including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. The owner shall also restore the land to its original condition, including forestry plantings of the same type/variety and density as the original. If the owner fails to dismantle and/or remove the PSES and restore the land within the established time frames, Ligonier Township may complete the decommissioning and land restoration at the owner's expense.
 - c) At the time of issuance of the permit for the construction of the PSES, the owner shall provide financial security in the form and amount acceptable to Ligonier Township to secure the expense of dismantling and removing said PSES and restoration of the land to its original condition, including forestry plantings of the same type/variety and density as the original. **The amount of the security shall be reevaluated every five years, with updated decommissioning cost estimates provided in writing with certification by a licensed professional engineer, to ensure that the bond is an adequate amount to cover the cost of decommissioning. If the bond in place is in an inadequate amount the operator of the PSES will provide a surety bond in the increase amount or increase the amount of the bond in place to cover the updated cost.**

Section 2. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, by adding a new Section, entitled § 120-50A: Data Centers, as follows:

§ 120-50A Data Centers

Definition: DATA CENTER

A commercial use of one or more buildings, designed and intended primarily to house computer, networking and communication systems, equipment and components, such as routers, switches, firewalls, servers, storage systems and application-delivery controllers, for storing, processing, managing, transmitting and backing up electronic data necessary for the operation of a business, enterprise, institution, or other similar organizational entity. A data center also includes but is not limited to accessory and supporting public utilities (e.g., substations, switch stations, etc.), infrastructure systems, mechanical equipment, components and environmental controls (e.g., air conditioning or cooling towers, fire suppression, etc.), redundant/backup power supplies, redundant data communications connections and enhanced security and any other associated buildings or structures. This use shall also include cryptocurrency mining, block chain transaction processing, and server farms.

A. **PURPOSE:** The purpose of this Section is to provide for the construction and operation of Data Centers in Ligonier Township., subject to reasonable conditions that will protect public health, safety and welfare.

B. APPLICABILITY

1. This Section applies to Data Centers proposed to be constructed after the effective date of this Section.

C. PERMITTED USES

1. Data Center shall be considered a conditional use for the following Zones: (C-2) Highway Commercial; and, (I-1) Industry.

D. SETBACKS AND HEIGHT RESTRICTIONS

1. *Lot Size:* A Data Center shall require a lot size of not less than fifty (50) acres.
2. *Setbacks:* Any Data Center building including fencing shall be setback distance of not less than 2000 feet to any property line and 4000 feet to any neighboring residence.
3. *Height:* A Data Center shall conform to the height restriction of the zoning district it resides in.
4. *Lot Coverage:* A Data Center shall conform to the coverage restriction of the zoning district it resides in.

E. PERMIT REQUIREMENTS

1. No new Data Center or addition to an existing Data Center shall be constructed or located within Ligonier Township, unless a Land Development Plan in compliance with the townships Subdivision and Land Development Ordinance has been approved and a Zoning Permit has been issued to the Facility Owner or Operator approving construction of the facility under this Section.

2. A building permit is required for construction of any Data Center within the Township.
3. This Chapter shall in no way be a substitute for, nor eliminate the necessity of, complying with any and all federal and state laws, rules and regulations, county and township ordinances which are now, or may be in the future, in effect which pertain to the Data Center.
4. Any physical modification to an existing and permitted Data Center that materially alters the size or function shall require additional permitting under this Section. Like-kind replacements shall not require a permit modification.

F. CONDITIONAL USE APPLICATION

1. The application shall demonstrate that the proposed Data Center will comply with this Section.
2. Among other things, the application shall contain the following:
 - a) A narrative describing the proposed Data Center, including an overview of the project; the project location, project layout; and capacity of the Data Center.
 - b) An affidavit or similar evidence of agreement between the property owner and the Data Center Owner or Operator demonstrating that the Data Center Owner or Operator has the permission of the property owner to apply for necessary permits for construction and operation of the Data Center.
 - c) Identification of the properties on which the proposed Data Center will be located, and the properties adjacent to where the Data Center will be located.
 - d) A site plan showing the planned location of all Data Center Structures and Components, property lines, setback lines, floodplains, emergency access locations, access roads, turnout locations, buffers and landscaping
3. Throughout the permit process, the Applicant shall promptly notify Ligonier Township of any changes to the information contained in the permit/use application.
4. Changes to the pending application that do not materially alter the initial site plan may be adopted without a renewed public hearing.

G. STANDARDS

1. Utilities:
 - a) *Sewage*: Each Data Center building shall be served by a Township-approved public sewage service.
 - i. The applicant shall demonstrate that the adequate means of wastewater disposal, including domestic wastewater and wastewater used for cooling or industrial purposes, have been provided and approved by the Townships Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.
 - b) *Water*: Each Data Center Building shall be served by Township-approved public water service.
 - i. The applicant shall submit documentation from a Township-approved public authority certifying that the authority has the capacity to supply the need water, without effecting current services and provide the Township with evidence of a will-serve notice. Further, the applicant will state in writing that the proposed Data Center (and any planned additions thereto)

will not require the use of ground water or surface water or the drawing of water from wells in or near the proposed Data Center.

- c) *Power Supply*: If the applicant proposes to connect the Data Center to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that the necessary capacity is available and that electric service provider will serve the Data Center. Known impacts on electric rates or availability for other uses directly attributable to the Data Center project shall be noted. This should include any on-site or off-site need for a new electrical substation, expansion of an existing electrical substation, switching station, and/or any other electrical infrastructure.
 - i. All new electrical lines (both transmission and distribution) must be underground.
 - ii. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be subject to the zoning regulations applicable to such use.
2. *Fencing and Screening*: All Data Center buildings shall be fully enclosed by a visually solid fence, screen wall or panel, parapet wall
- a) A landscape buffer of not less than 50 feet in width shall encircle the Data Center fencing and shall comply with the following requirements:
 - i. Buffer plantings shall consist of native species.
 - ii. One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall be a minimum of eight (8) feet in height at the time of planting.
 - iii. One (1) deciduous canopy (shade) tree per 75 linear feet of buffer. Size of canopy (shade) trees shall be a minimum of 2½ inch caliper at the time of planting.
 - b) The applicant shall submit a Viewshed Analysis as part of the Land Development process, with a focus on the aesthetic impact to all residences, businesses, farms, ridges, hilltops, and structures within a 1 mile radius. (The radius will be measured from the tallest structure in the proposed Data Center.) The Viewshed Analysis will describe the visual impact of a fully-built and landscaped Data Center, during the winter months, and will include imagery or other representations of how the Data Center will appear from viewpoints overlooking the proposed Data Center, including any ridges and hilltops within a 1 mile radius. The Viewshed Analysis shall be provided to the Township, along with a screening plan to mitigate the visual impact of the Data Center. Both the Viewshed Analysis and the screening plan will require approval by the Township.
3. *Noise and Vibration*: All ground-mounted and roof-mounted equipment used for cooling, ventilating, or otherwise operating the facility, including power generation or other power supply equipment, must be fully enclosed, except when not mechanically feasible based on the manufacturer's specifications.

The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by the Data Center during all operations shall not to exceed the established baseline for ambient noise levels.

- i. A preliminary study shall be conducted as part of the Land Development process. The preliminary sound study shall establish a baseline for ambient noise levels and include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
 - ii. An as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the Township. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.
 - b) Maximum decibel levels specified herein shall apply during times of power outage.
 - c) The applicant shall provide a Vibration Study to be reviewed during the Land Development process, prepared by a qualified professional that demonstrates that no vibration from the Data Center, or associated equipment will be perceptible to the human sense of feeling beyond the property line. This study will be conducted during the same phases as the sound study. The preliminary sound study shall establish baseline vibration levels.
4. *Emissions and Light:* The emission of any smoke, odorous gases or other odorous matter or steam in quantities that are detectable at any point along the boundary with a neighboring property is prohibited.
- a) No Data Center lighting used for or associated with the site shall be positioned or directed in such a manner so that it shines directly upon public roads, adjacent property or property within 3,000 feet of the site. Site lighting shall be directed downward and shielded so as to avoid glare on public roads and adjacent properties. Lighting devices which produce direct or reflected glare on adjoining properties or thoroughfares shall not be permitted. Lumen levels shall not exceed zero (0) foot-candle at the property line over the ambient, which shall be taken at a point six (6) feet off the ground at least one (1) hour after sunset and at least one (1) hour before sunrise. The lighting system shall be designed with cutoff luminaries that have a cutoff angle of 60 degrees.
5. *Environmental Impact:* During the Land Development process the applicant will provide an Environmental Impact Study. The applicant shall also conduct testing to determine baseline levels of air quality and water purity, as well as scheduled periodic studies of air quality and water purity to be referenced by the Township in the event of extraordinary or catastrophic event. Environmental Management Plan will be formulated from this and submitted for approval by the Township.
6. *Emergency Services:* The applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:
- a) Be reviewed and accepted by the local fire department and emergency management services as part of the Land Development process.

- b) Include detailed procedures for fire suppression, containment, ventilation and evacuation.
 - c) Include an evaluation of access roads and location of firefighting apparatus within the site to ensure suitable access to emergency equipment within the site.
 - d) Ensure that all first responders receive adequate training specific to the installed system, training shall be provided at least every five years or as needed.
 - e) Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.
7. *Traffic:* As part of the Land Development process the applicant will submit traffic information that shall include the number of employees expected per shift and the frequency and volume of any anticipated truck traffic after construction is complete.
- a) Any increase in anticipated trip volume exceeding (1) per hour may result in the need for roadway improvements.
8. *Parking:* Data Centers are to be provided with at least one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser.
- a) Parking must be provided inside the Data Center fencing and be on an improved surface.
9. *Stormwater Management:* The applicant shall submit a Stormwater Management Plan in compliance with Township ordinances to be reviewed during the Land Development process.
10. *Emergency generators:* emergency generators shall only be used during utility outages and testing.
- a) Testing shall occur on a single day per week, between Monday and Friday, excluding holidays, between the hours of 10:00 am and 1:00 pm
11. *Additional Information:* The Township may request other relevant studies, reports, certifications and approvals it deems necessary to ensure compliance with this section and ensure the health and safety of its residents.
12. *Economics:* During the Land Development process the applicant will provide a good faith estimate of the costs to the Township related to infrastructure, emergency services/preparedness, administrative costs, police and fire protection be provided and itemized. Additionally a good faith estimate of the revenues generated by the Data Center shall be provided as well. The revenue estimate shall include revenues generated from real estate sales, real estate taxes and income taxes, submitted to the Township, Ligonier Valley School District and Westmoreland County.
- a) The Township shall require that the applicant negotiate and enter into a Township approved Community Benefits Agreement with the Township.

Section 3. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, Section 120-54: Nonconforming lots, as follows:

§ 120-54. Nonconforming Lots

The following regulations shall apply to all nonconforming lots, as defined by this Chapter, in any zoning district:

- A. Any nonconforming lot of record existing at the effective date of this Chapter and held in separate ownership different from the ownership of adjoining lots may be developed in accordance with the requirements of the zoning district of the lot of record.
- B. ~~Where two or more adjacent lots of record with continuous frontage each have less than the required area and/or lot width and are held by one owner, the lots shall be considered to be an undivided lot for the purpose of complying with this Article.~~ No division of any lot shall be made which does not comply with the requirements of this Article. Any change in lot lines necessary to meet the minimum requirements of this Article shall constitute a revision to the recorded plan.
- C. Where structures exist on adjacent conforming lots of record which have front yards less than the minimum depth required, the minimum front yard for an adjacent undeveloped conforming lot of record shall be the average depth of the nonconforming front yards of the adjacent developed nonconforming lots which are in the same block on the same side of the street and in the same recorded plan as the undeveloped lot. Private garages, storage sheds, swimming pools and similar structures shall be located to the rear of the permitted principal structure and may be permitted in the rear yard, provided they are no closer than 10 feet from the rear lot line and are not located on any easements or rights-of-way.

Section 4. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, Article XIII: table of uses, as follows:

Recommend adding Police, Fire and Ambulance Stations (Currently listed as Fire & Police Stations as permitted use in C-1 & C-2) as conditional uses in all zoning districts (will also need to change any other mentions of Police & Fire stations to Police, Fire & Ambulance Station).

§ 120-98. “A-1” Agriculture

B. Conditional Uses

- 1. Communications Antennae and Communications Equipment Building
- 2. Sewage Lagoons Subordinate to AG uses
- 3. Unconventional Drilling Operations
- 4. Compressor Stations
- 5. Processing Plants
- 6. Bed and Breakfast*
- 7. Wind Energy Facility

8. Principal Solar Energy Systems
9. **Fire, Police, and Ambulance Stations**

§ 120-99. “R-1” Rural Residential

B. Conditional Uses

1. Mobile Home Parks Communities
2. **Fire, Police, and Ambulance Stations**

§ 120-100. “R-2” Suburban Residential

B. Conditional Uses

1. Camping facilities*
2. Mobile home parks
3. **Fire, Police, and Ambulance Stations**

§ 120-101. “C-1” Neighborhood Commercial

A. Permitted Uses

1. Accessory Uses
2. Accessory Solar Energy systems
3. Agriculture
4. Animal Clinics
5. Automobile Repair Garages
6. Banks
7. Barber & Beauty Shops
8. Car Washes
9. Child Care Centers*
10. Schools*
11. Places of Worship
12. Essential Services
- ~~13. Fire & Police Stations~~
14. Assisted Living Facility/Personal Care Facility*
15. Hotels & Motels
16. Motor Vehicle Sales & Service
17. Professional Office Buildings
18. Storm Water Retention Facilities
19. Retail Business
20. Restaurants
21. Natural Resource Extraction
22. Recreation Facilities
23. Parks & Recreation
24. Indoor Recreation
25. Signs
26. Hospitals
27. Mini-Storage Unit
28. Short Term Rental Unit
29. Single family dwelling

B. Conditional Uses

1. Nightclubs, dance halls, taverns, and bars
2. Outdoor recreation
3. **Fire, Police, and Ambulance Stations**

§ 120-102. "C-2" Highway Commercial

A. Permitted Uses

1. Accessory Uses
2. Accessory Solar Energy systems
3. Agriculture
4. Arcades & Amusement Parks
5. Animal Clinics
6. Automobile Repair Garages
7. Banks
8. Barber & Beauty Shops
9. Banquet Facilities
10. Camping Facilities*
- 153
11. Car Washes
12. Child Care Centers*
13. Schools*
14. Places of Worship
15. Essential Services
- ~~16. Fire & Police Stations~~
17. Hotels & Motels
18. Motor Vehicle Sales & Service
19. Professional Office Buildings
20. Storm Water Retention Facilities
21. Retail Business
22. Restaurant, Sit Down
23. Natural Resource Extraction
24. Recreation Facilities
25. Signs
26. Assisted Living Facility/Personal Care Facility*
27. Hospitals
28. Mini-Storage Unit
29. Single family dwelling

B. Conditional Uses

1. Nightclubs, dance halls, taverns, and bars
2. Restaurants, Fast Food*
3. Retreat Centers
4. **Fire, Police, and Ambulance Stations**

§ 120-103. “I-1” Industry

B. Conditional Uses

1. Sexually Oriented Businesses
2. Light Industrial Manufacturing
3. Unconventional Drilling Operations
4. Compressor Stations
5. Processing Plants
6. Wind Energy Facility
7. Principal Solar Energy Systems
8. Retreat Centers
9. **Fire, Police, and Ambulance Stations**

120-104. “V” Village

B. Conditional Uses

1. Restaurants, Fast Food*
2. **Fire, Police, and Ambulance Stations**

Section 5. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, by adding a new Section, entitled § 120-50B: Seasonal Markets, as follows:

§ 120-50B. Seasonal Markets

A. **PURPOSE:** The purpose of this Article is to provide for the operation and permitting of Seasonal Markets in Ligonier Township, so as to provide for the health, safety, and general welfare of its citizens within Ligonier Township, and to protect all property owners and residents from the detrimental effects of unregulated Seasonal Markets.

B. **DEFINITIONS:** For the purposes of this Section, words and terms used herein shall be interpreted as follows:

1. *Seasonal Market:* An outdoor market at a fixed location, open to the public during a predetermined time, with two or more vendors.
2. *Vendor:* Any person or persons designated as having the right to participate in the market
3. *Vendor booth:* Designated area inside the market for a single vendor to operate.

C. **APPLICABILITY**

1. The provisions of this Section shall apply to all Seasonal Markets operating in the Township, other markets not defined by this section are excluded.
2. This Section is not intended to, and does not, excuse any landowner from compliance with the Ligonier Township code of ordinances, as amended from time to time.
3. Whenever possible, this Section and the all other Township Ordinances should be construed and interpreted as being consistent, and not in conflict.

D. PERMITTED USES: A Seasonal Market shall be considered a conditional use for the following Zone: (A-1) Agriculture

E. PERMIT REQUIREMENTS / PERMIT APPLICATION

1. A Special Events Permit approved and issued by the Township will be required for all Seasonal Markets regardless of size or traffic impact.
2. Seasonal Market size and vendor limitations will be set on a case by case basis by the Township.

Section 6. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, Section §120-87: General Requirements and Standards for All Conditional Uses, by adding a new paragraph C as follows:

C. All Conditional Use approvals unless otherwise regulated by this Chapter, shall automatically terminate, unless extended, if construction or operation is not commenced within one (1) year from the date of issuance of the Conditional Use. The Conditional Use approval may be extended by the Board of Supervisors upon written request by the Applicant. The Applicant shall provide proof that the requested Conditional Use permit for such location has not changed.

Section 7. The Code of Ordinances of the Township of Ligonier is hereby amended at Part III: Zoning and Land Use, Chapter 120: Zoning Code, Section §120-58: General Requirements and Standards for all Special Exceptions, by adding a new paragraph C as follows:

C. All Special Exception approvals unless otherwise regulated by this Chapter, shall automatically terminate, unless extended, if construction or operation is not commenced within one (1) year from the date of issuance of the Special Exception. The Special Exception approval may be extended by the Zoning Hearing Board upon written request by the Applicant. The Applicant shall provide proof that the requested Special Exception permit for such location has not changed.

ORDAINED AND ENACTED by the Supervisors of the Township of Ligonier, this 25th day of August, 2026.

TOWNSHIP OF LIGONIER

By _____
Supervisor, Chair

ATTEST: (SEAL)

Secretary