



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY**

ORDINANCE No. 7 of 2009

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY CHANGING THE ZONING OF THE FOLLOWING PROPERTIES LOCATED IN SOUTH FAYETTE TOWNSHIP, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A', AS FOLLOWS: from their present zoning classification (listed) to CD-1 (Conservation District). The properties are:

- Fairview Park (R-1) Rural Residential;
- Morgan Park (R-4) Neighborhood Residential;
- Boy's Home Park (R-2) Suburban Residential (2 parcels);
- Sturgeon Park (R-4) Neighborhood Residential;
- Treveskyn Park (R-2) Suburban Residential (2 parcels);
- South Fayette School District Campus (R-2) Suburban Residential (7 parcels);
- Hickory Heights Golf Course (R-2) Suburban Residential (2 parcels);
- Wingfield Pines Enhancement Area (R-3) Medium Density Residential (2 parcels);
- Melrose Cemetery (R-2) Suburban Residential (2 parcels);
- Saint Agathas Cemetery (R-2) Suburban Residential;
- Robinson Run Cemetery (R-1) Rural Residential (5 parcels);
- Bethany Cemetery (PED) Planned Economic Development;
- Oakdale Cemetery (R-3) Medium Density Residential (2 parcels);
- Berkshires Home Owners Association (R-2) Suburban Residential;
- Forest Ridge Home Owners Association (R-2) Suburban Residential;
- Newbury Home Owners Association (PED) Planned Economic Development.

WHEREAS, The Board of Commissioners of the Township of South Fayette on November 16, 1998, by Ordinance No. 409, adopted a codification of its Ordinances (hereinafter referred to as the "South Fayette Code"); and

WHEREAS, the South Fayette Code included a revised Zoning Ordinance and Official Zoning Map for the Township which is appended thereto; and

WHEREAS, on August 21, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Resolution Number 9 of 2000, the Township's Comprehensive Plan Update; and

WHEREAS, on December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted,, by Ordinance Number 6-2000, amendments of the Township's Zoning Ordinance; and

WHEREAS, on June 20, 2005 Board of Commissioner of the Township of South Fayette amended the Zoning Ordinance by adopting Ordinance Number 07-2005 Updating and Amending the Township's Official Zoning Ordinance in it entirety; and

WHEREAS, after study, review, public comment, notice and public hearing, pursuant to the Municipalities Planning Code, as codified at 53 P.S. §10101, et. Seq., the South Fayette Code and other applicable laws of the Commonwealth of Pennsylvania, the Board of Commissioners of the Township of South Fayette have determined that it is in the interest of public health, safety and welfare to rezone the properties, as detailed on Exhibit "A" and to amend the Official Zoning Map to change the zoning districts of the properties as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

1. The zoning of the properties, as more particularly set forth in Exhibit "A" (copy is attached hereto and is incorporated by reference herein), are hereby changed from their existing zoning classification to the new zoning classification as detailed therein. Exhibit 'A' provides a listing of the individual parcels that are being re-zoned to Conservation District (CD-1), their particular Tax I.D. Nos. (if available) and their corresponding acreage. Exhibit 'A' is compiled with the most accurate information provided to South Fayette Township at the time of the adoption of this ordinance.
2. The Official Zoning Map of the Township of South Fayette shall be changed to reflect these zoning changes.
3. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.
4. All ordinances and parts of ordinances inconsistent with the terms of the Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.
5. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.

6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

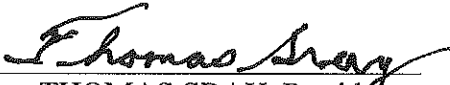
ORDAINED AND ENACTED INTO LAW, THIS 21st DAY OF Dece,ber, 2009.

Attest:



A handwritten signature in cursive script, appearing to be 'M. H.', is written over a horizontal line.

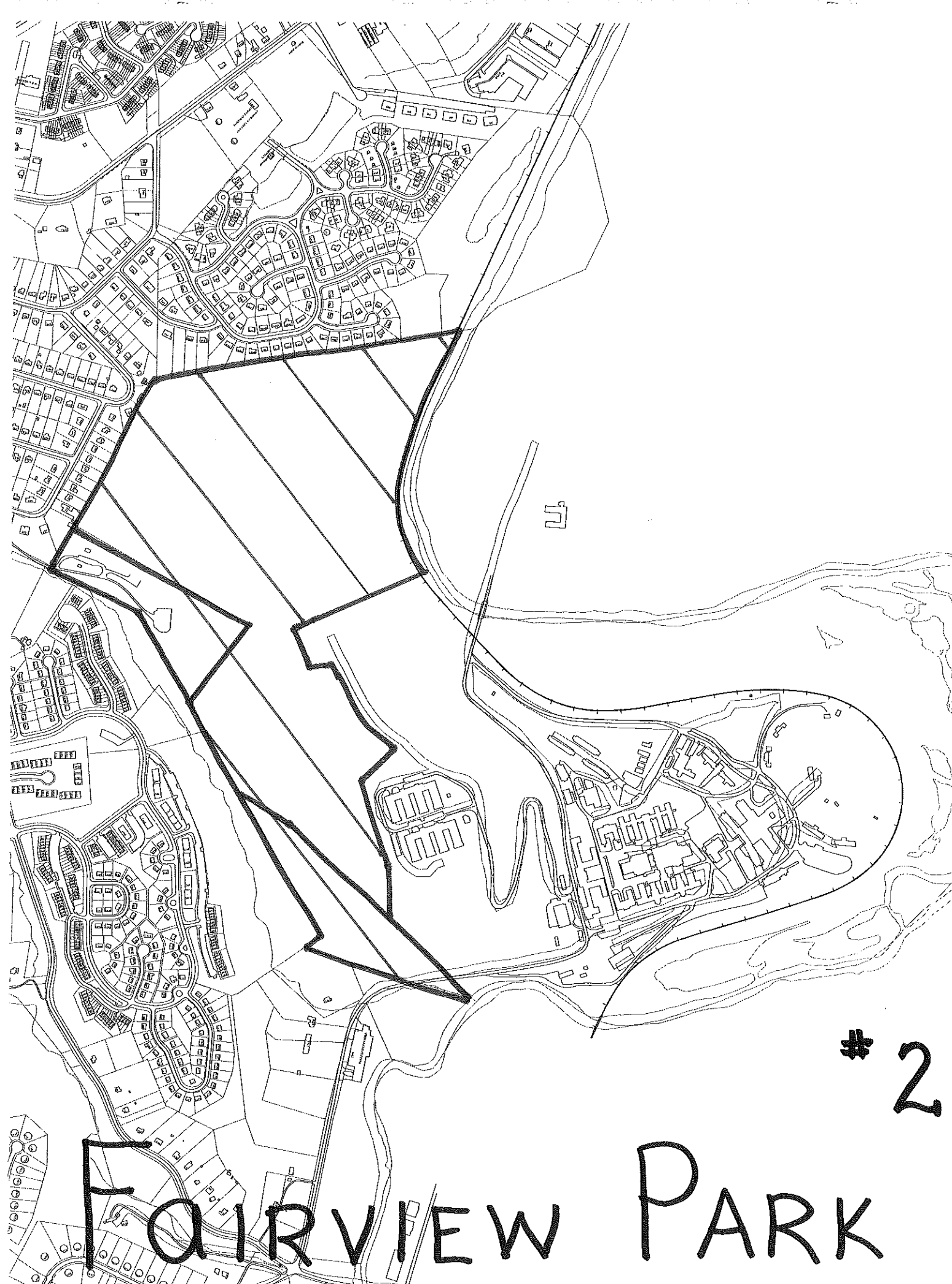
TOWNSHIP OF SOUTH FAYETTE

By: 
THOMAS SRAY, President
S.F. Twp. Board of Commissioners

ZONING ORDINANCE # 7 of 2009
Rezoning to Conservation District (CD-1)

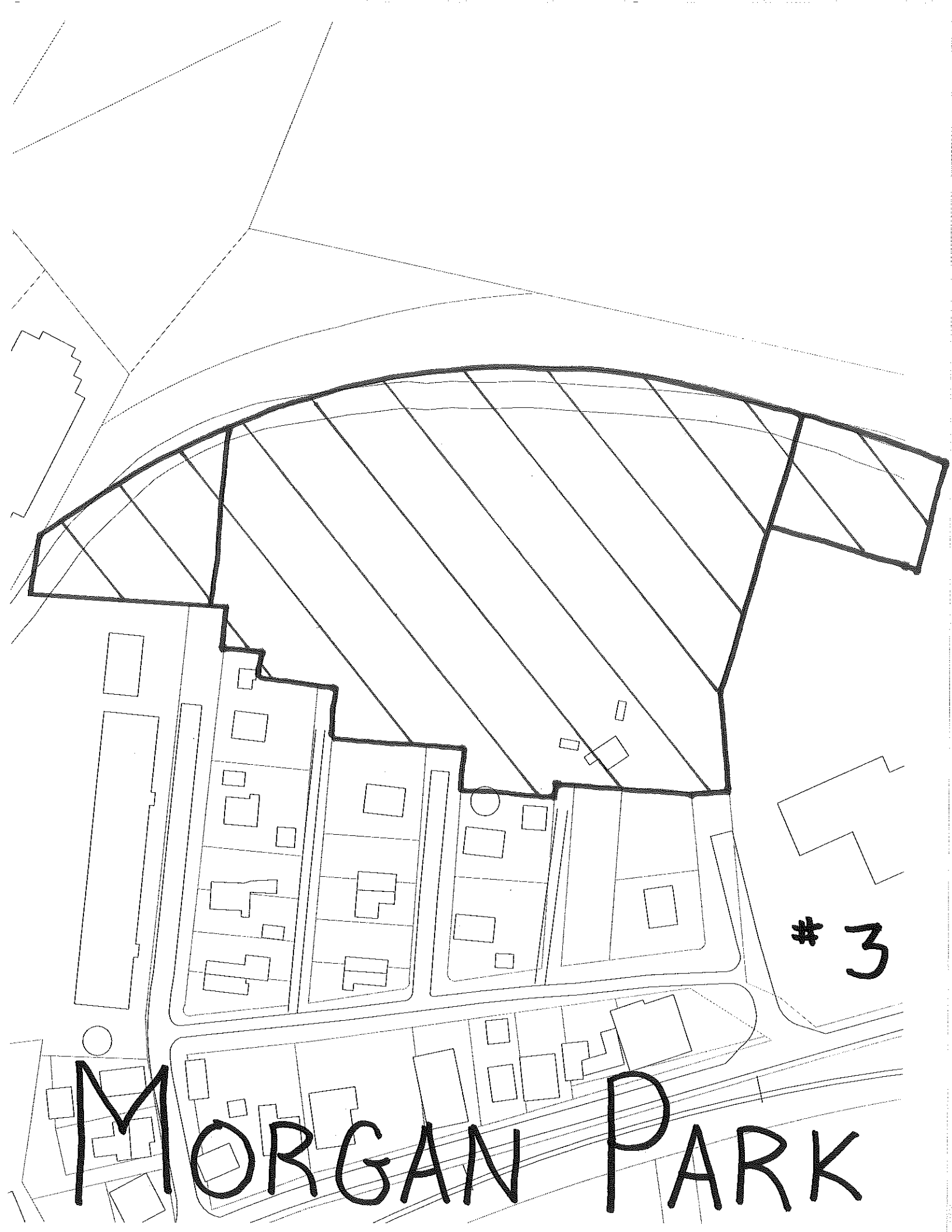
Exhibit 'A'

Property Name/Description	Map No.	Present Zoning	Acreage	Tax ID #
Faiview Park	2	R-1	???	???
Morgan Park	3	R-4	4.99	9946-X-0780
Boy's Home Park	4	R-2	152.18	407-R-05
" "		"	81.35	405-B-58
Strugeon Park	5	R-4	3.22	???
Treveskyn Park	6	R-2	3.05	???
" "		"	2.91	???
South Fayette Twp. School Campus	7	R-2	24.23	405-R-1
" "		"	21.88	404-C-1
" "		"	7.89	404-C-2
" "		"	6.97	404-C-1
" "		"	9.28	404-D-1
" "		"	23.62	327-E-1
" "		"	54.53	327-B-6
Hickory Heights Golf Course	8	R-2	160.66	399-H-1
" "		"	9.29	399-R-3
Wingfield Pines Enhancement Area	9	R-3	11.02	397-J-59
" "		"	8.72	397-K-1
Melrose Cemetery	10	R-2	27.63	322-J-1
" "		"	10.06	322-E-6
Robinson Run Cemetery	11	R-1	16.34	582-B-1
" "		"	2.15	582-B-1
" "		"	10.28	582-G-1
" "		"	14.20	582-G-1
" "		"	3.04	582-C-2
Bethany Cemetery	12	PED	0.92	256-F-1
Oakdale Cemetery	13	R-3	5.11	491-M-08
" "		"	17.10	491-S-06
Saint Agathas Cemetery	14	R-2	6.76	397-A-13
Berkshires Home Owners Assoc.	15	R-2	85.00	???
<i>As per Approved Master Plan (Revised) - Updated January 01, 2008</i>				
Newbury Home Owners Assoc.	16	PED	84.83	???
<i>As per Approved Newbury Plan of Lots (Parcel A-2) - 2nd Revision - Dated July 20, 2009</i>				
Forest Ridge Home Owners Assoc.	17	R-2	8.82	403-H-1



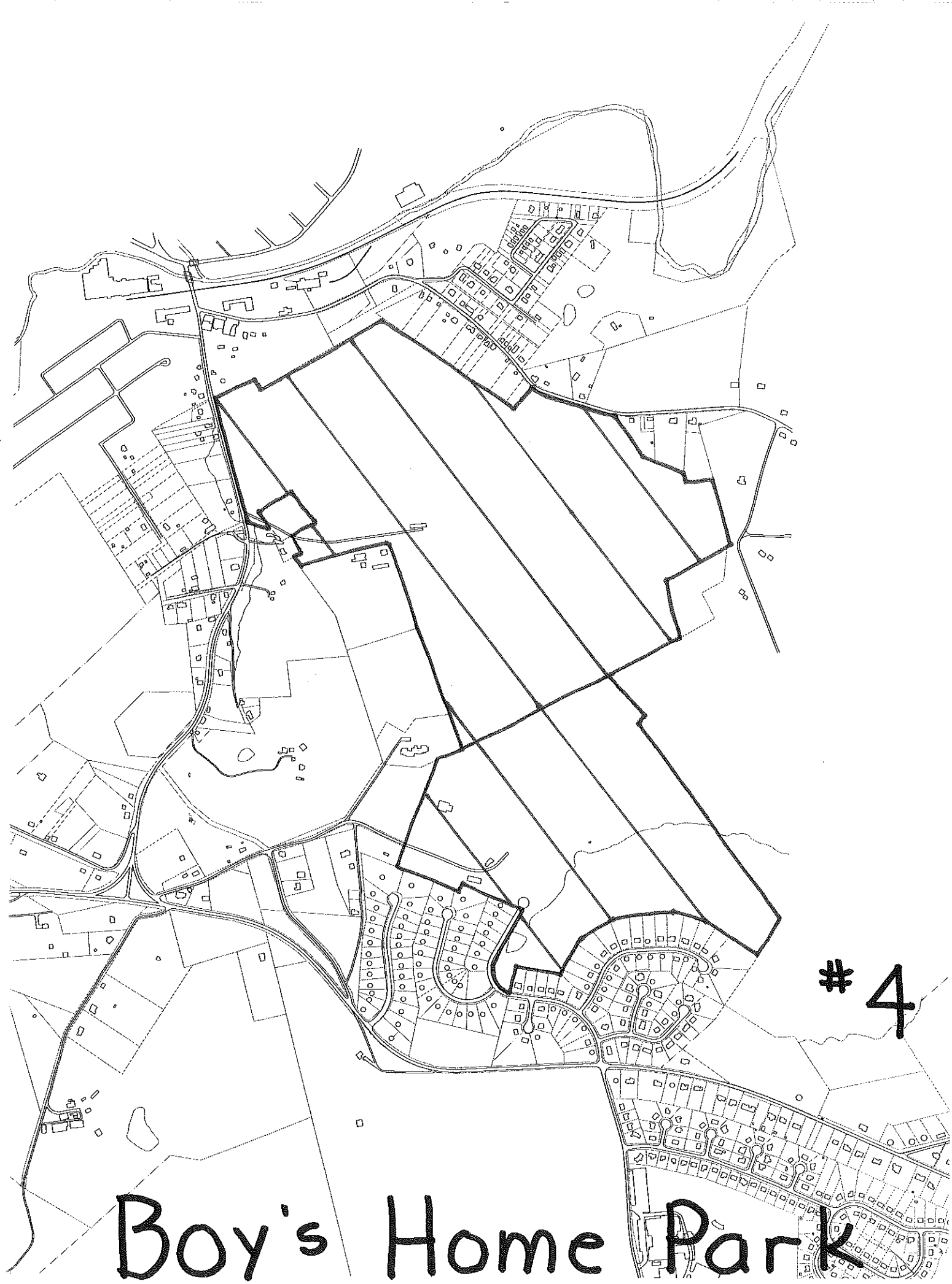
2

FAIRVIEW PARK



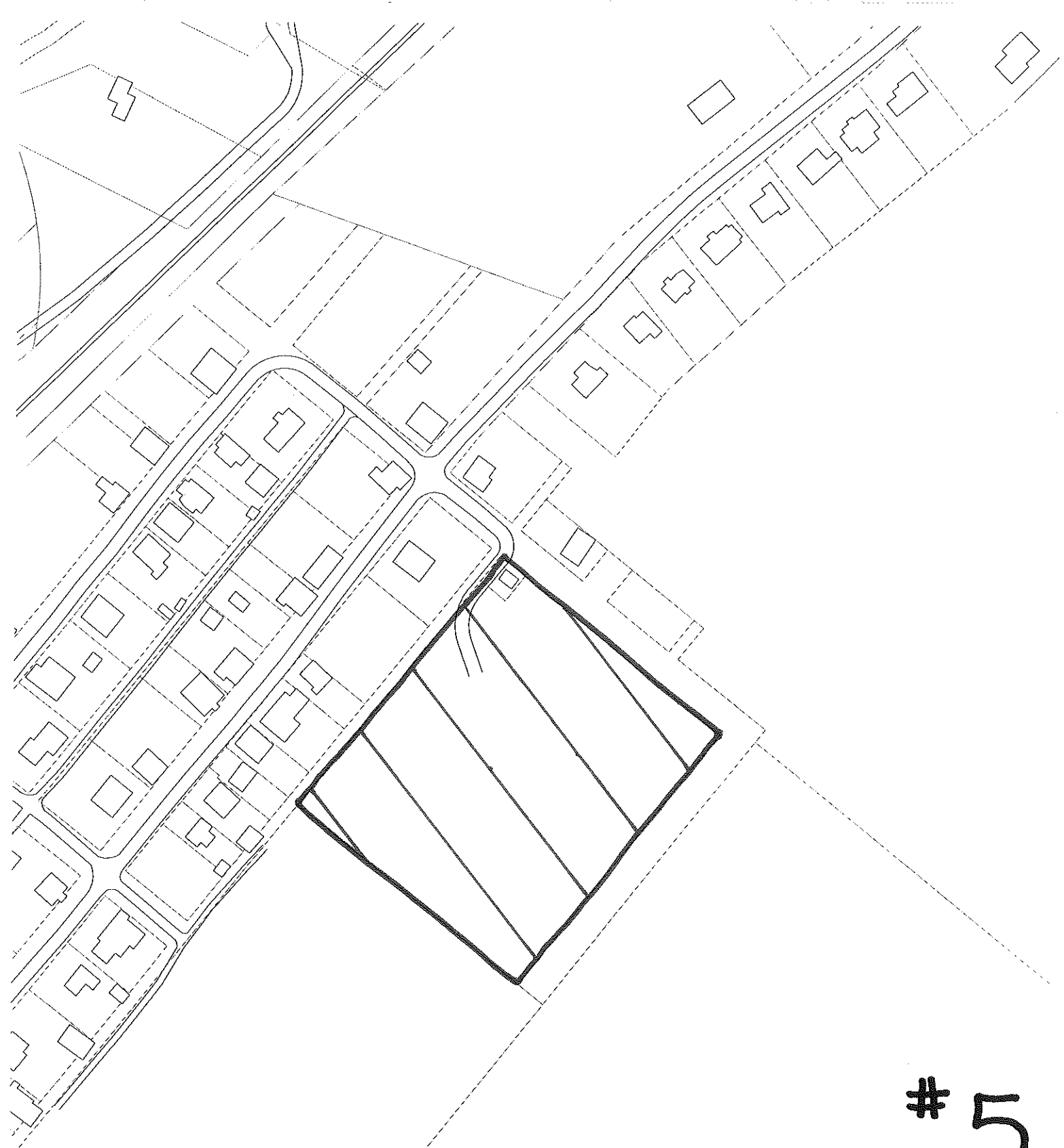
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MORGAN PARK



4

Boy's Home Park



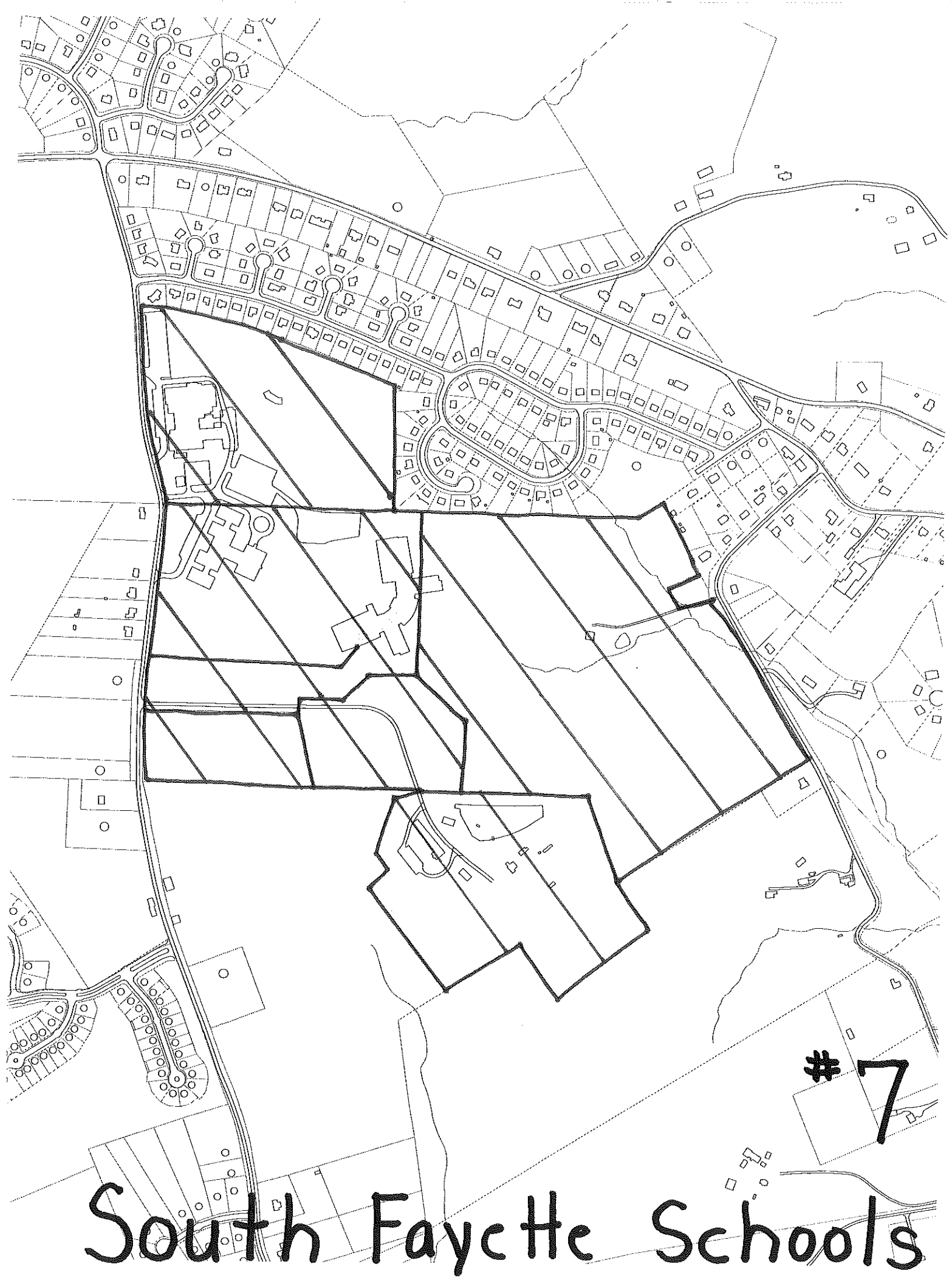
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Sturgeon Park



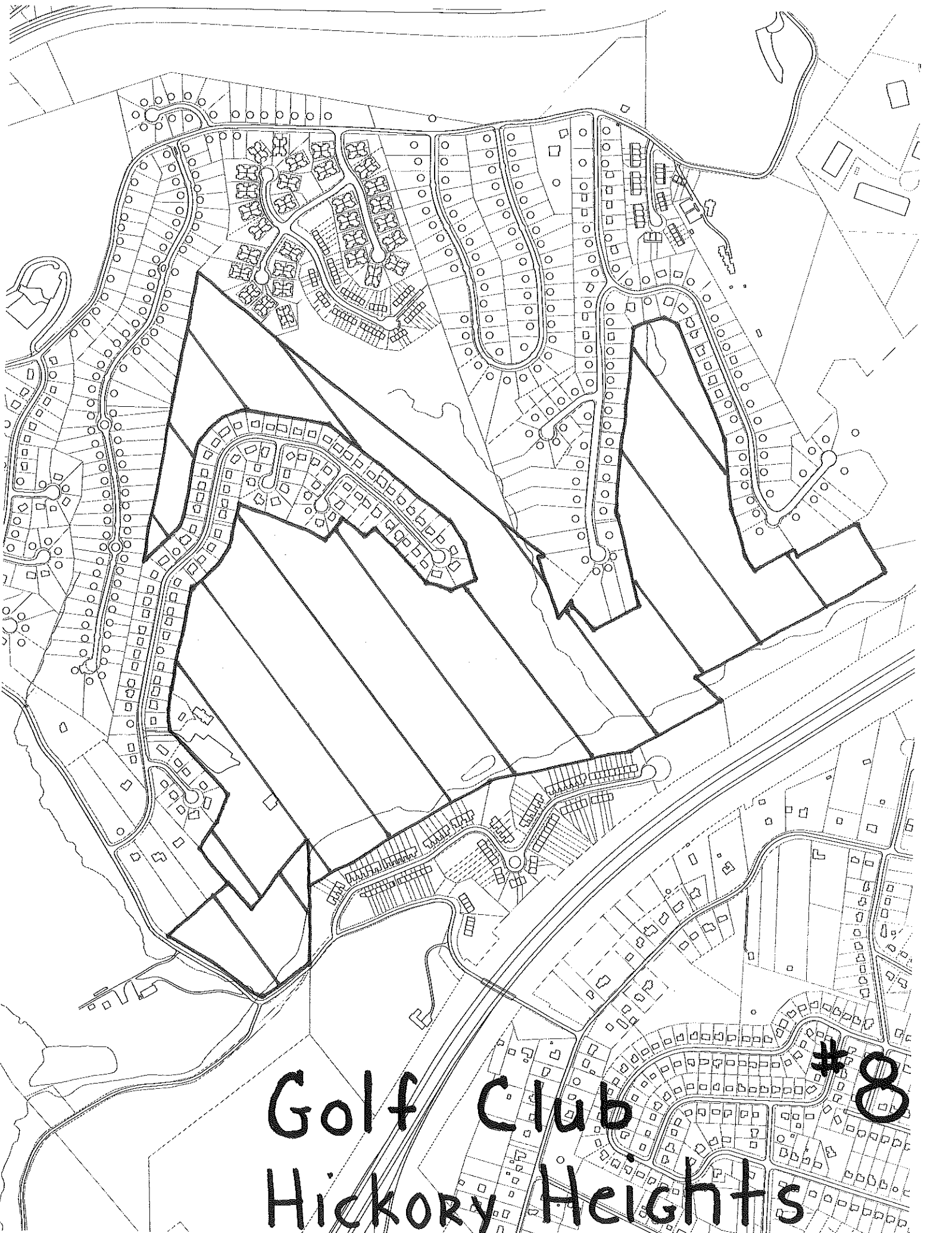
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TREVESKYN PARK

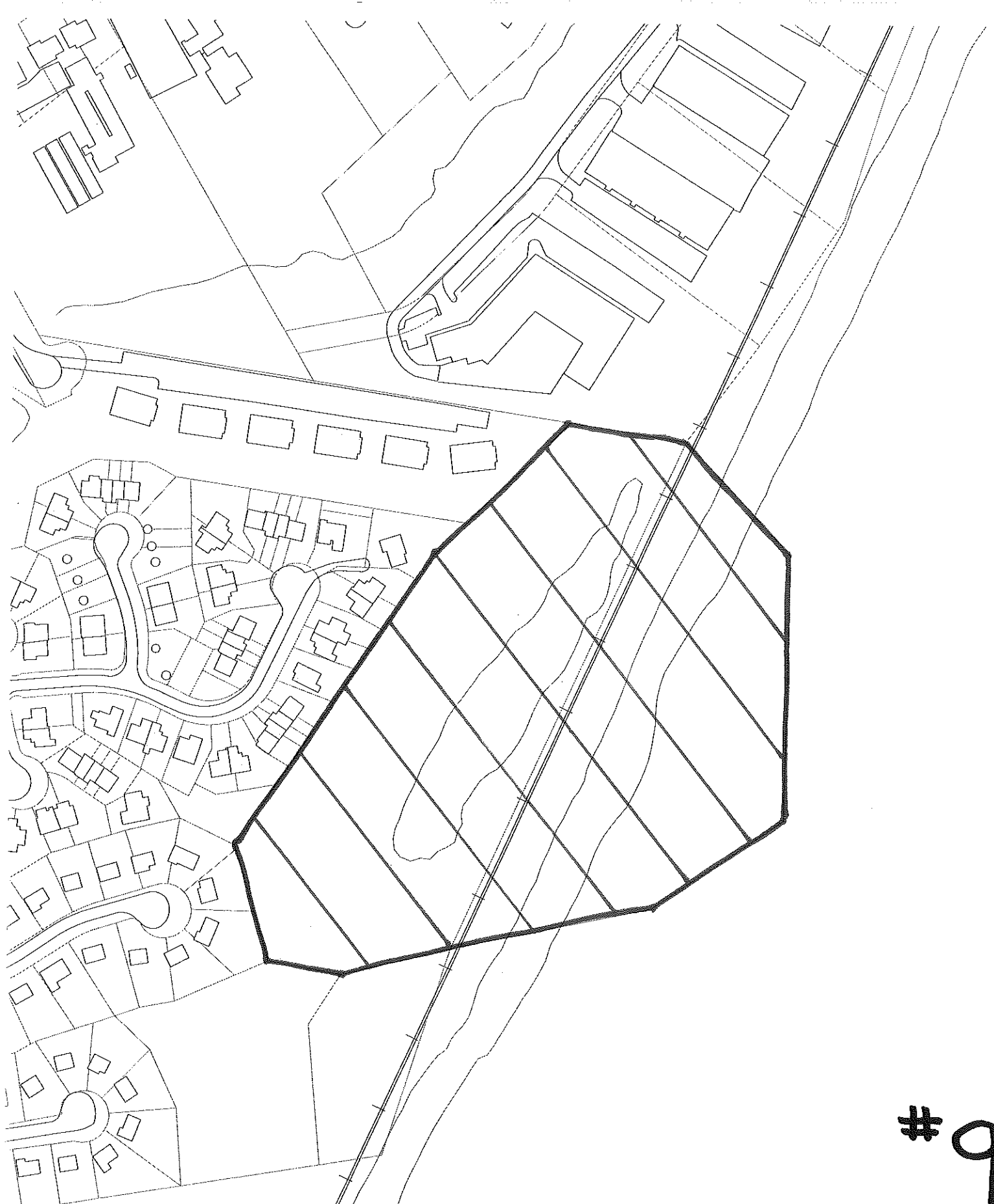


#7

South Fayette Schools

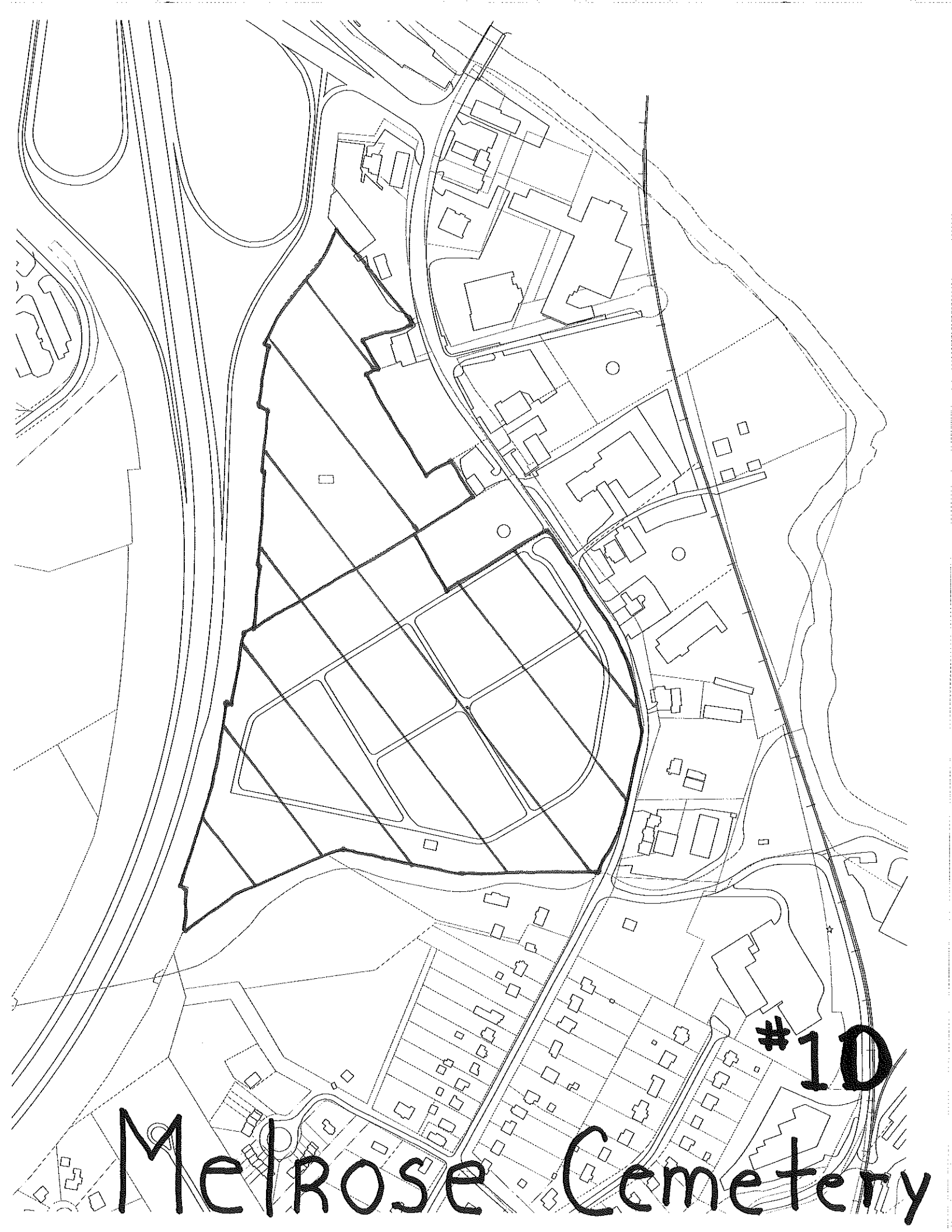


Golf Club
Hickory Heights #8



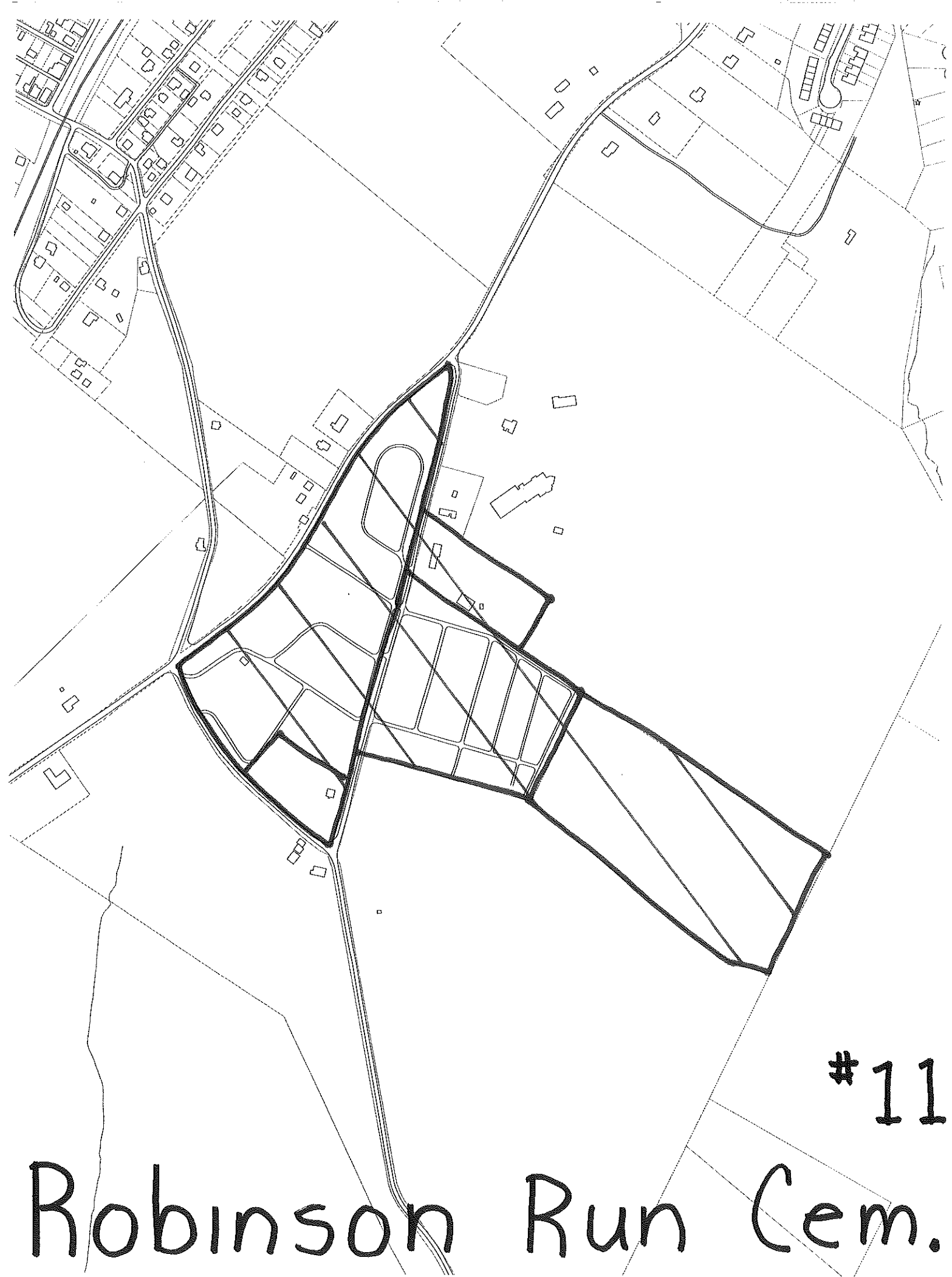
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WINGFIELD PINES



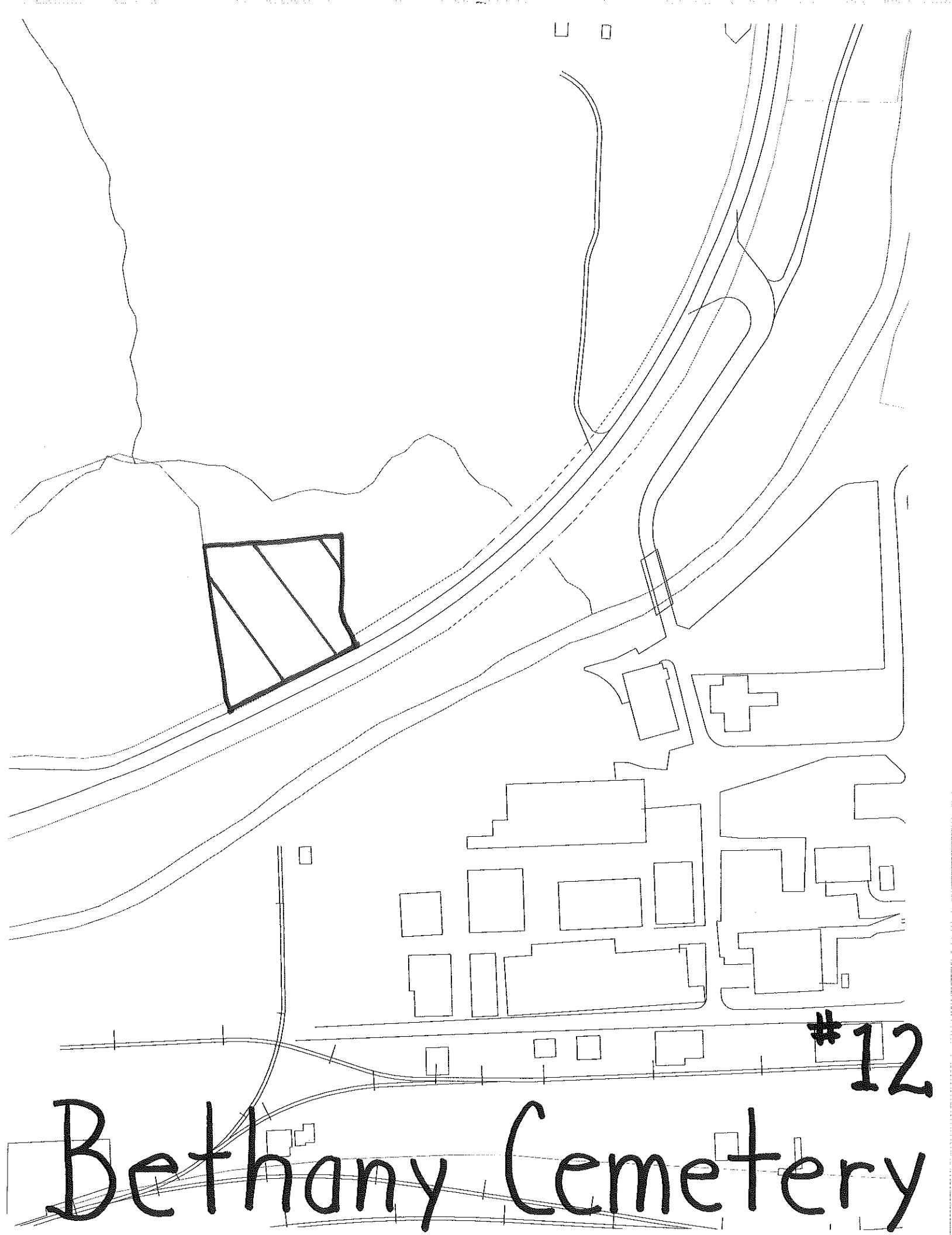
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Melrose Cemetery



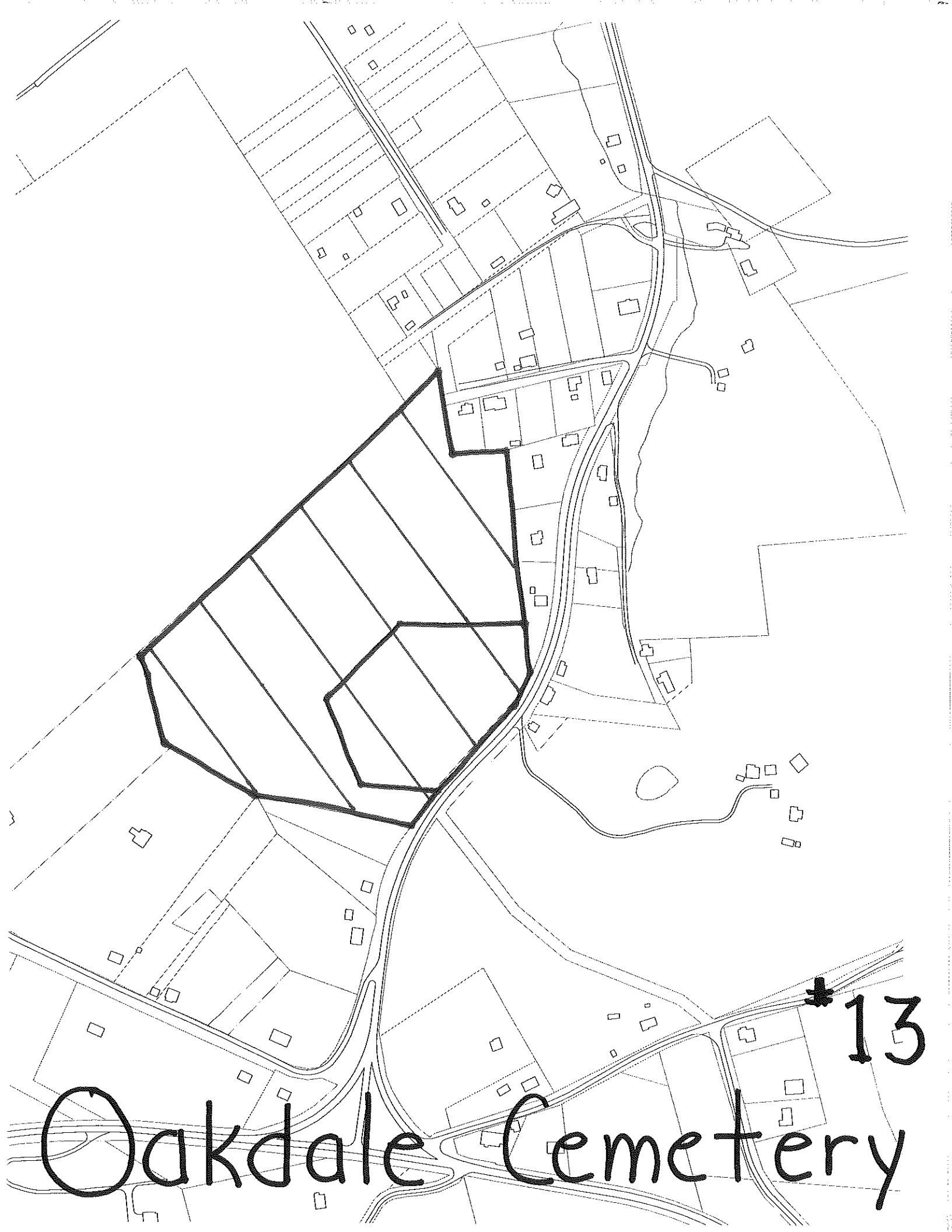
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Robinson Run Cem.



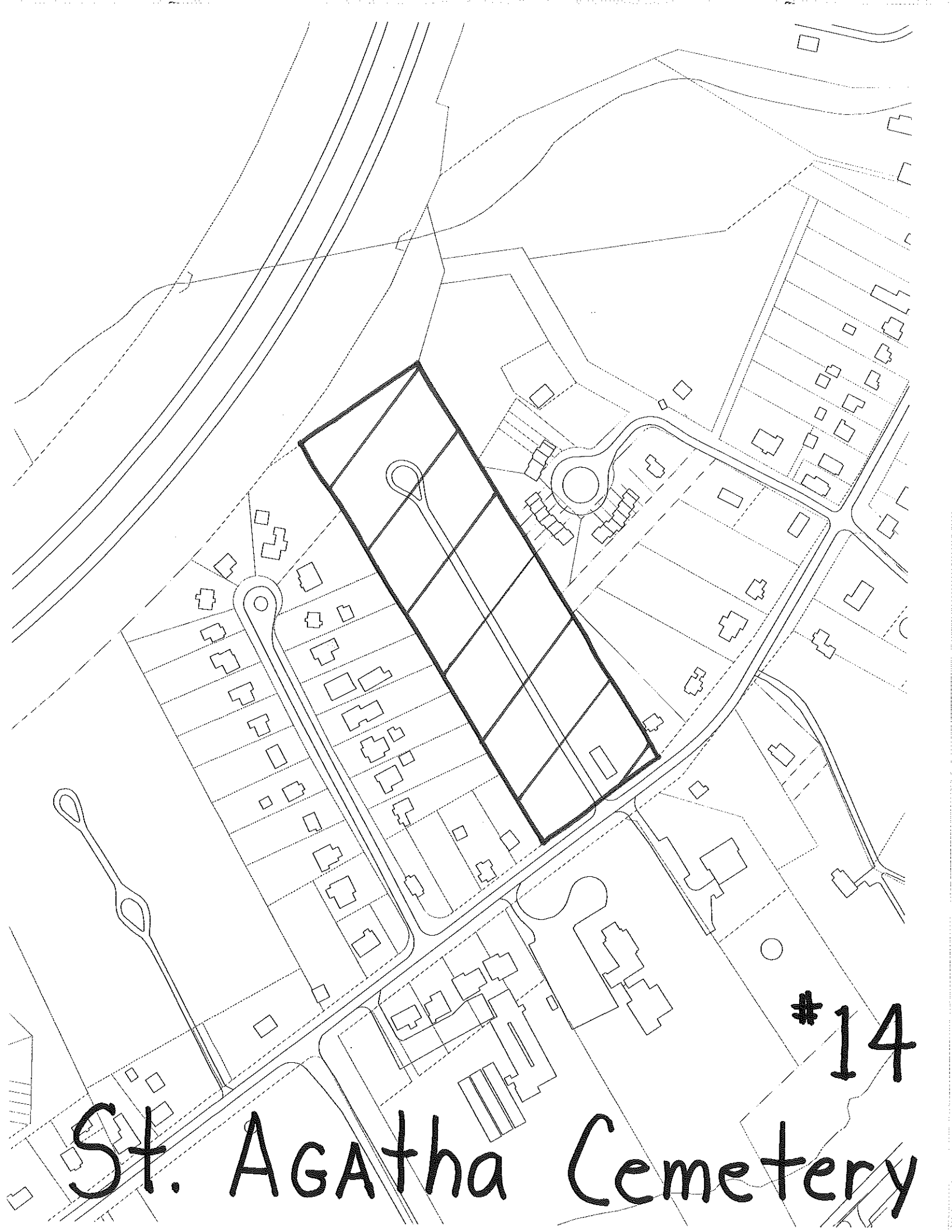
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Bethany Cemetery



* 13

Oakdale Cemetery

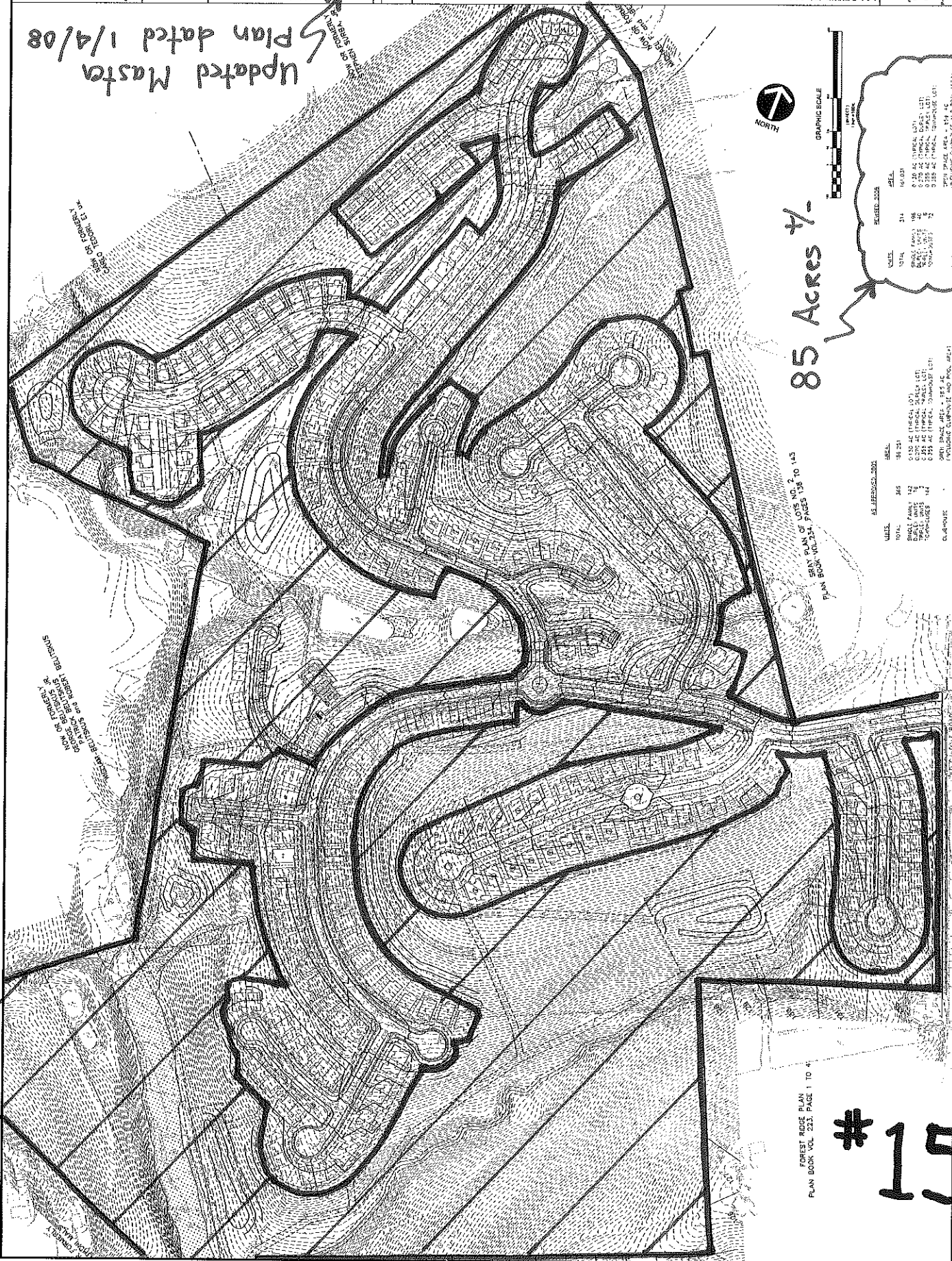


#14

St. AGATHA Cemetery

NO.	DATE	DESCRIPTION
1	1/4/08	Updated Master Plan dated 1/4/08
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Updated Master Plan dated 1/4/08



85 Acres +/-

PLAN BOOK VOL. 1, PAGES 108 TO 145

FOREST ROSE PLAN
 PLAN BOOK VOL. 221, PAGE 1 TO 41

#15

GRAPHIC SCALE

FEET	METERS
0	0
10	3
20	6
30	9
40	12
50	15
60	18
70	21
80	24
90	27
100	30

ALL REFERENCE TO THE

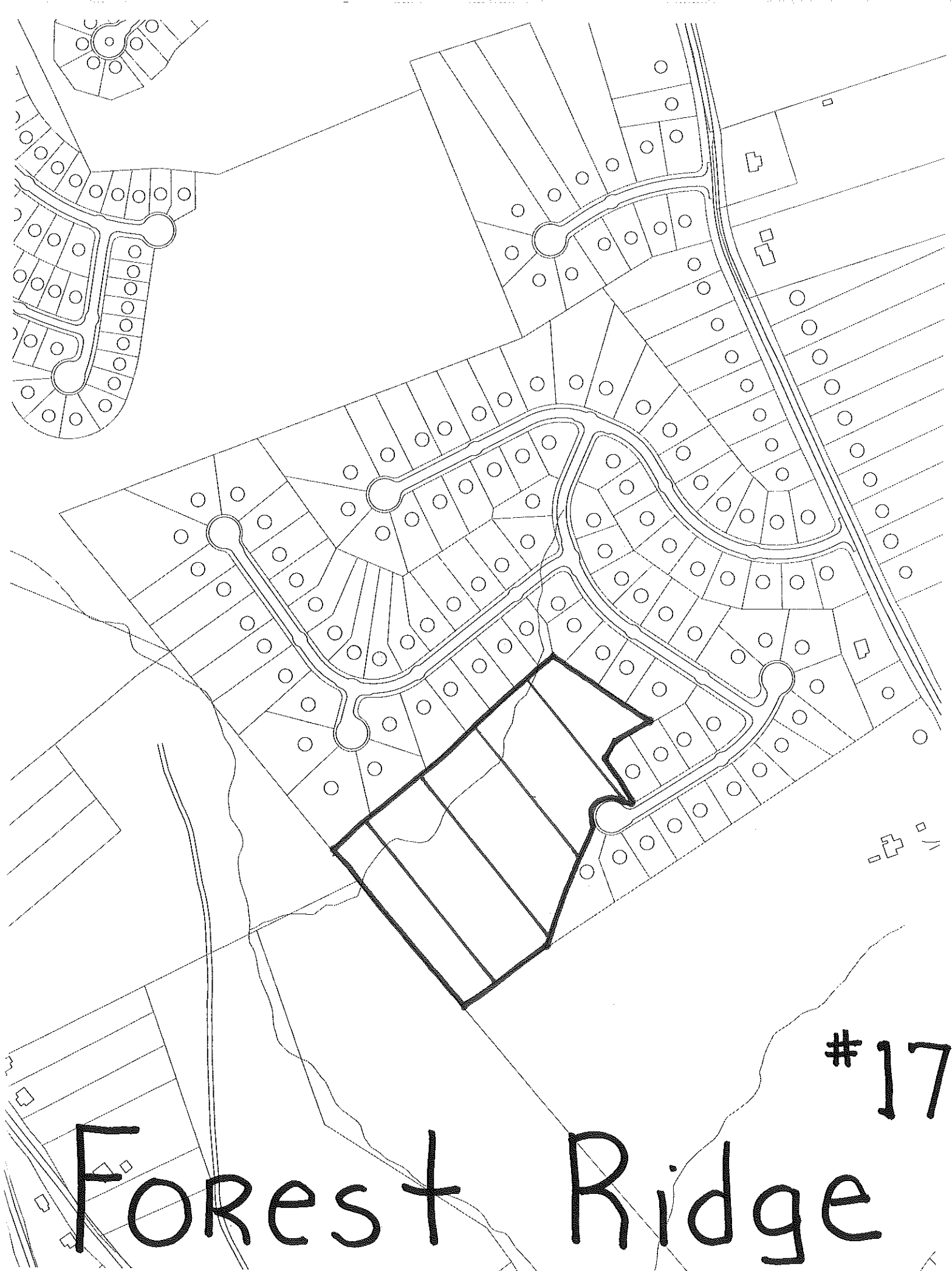
QUANTITY	AREA	REMARKS
TOTAL	365	ACRES
BRIDGE PAVEMENT	12	ACRES
ROAD PAVEMENT	12	ACRES
CONCRETE DRIVEWAYS	12	ACRES
ASPHALT DRIVEWAYS	12	ACRES
GRASS	12	ACRES
WOOD	12	ACRES
WATER	12	ACRES
OTHER	12	ACRES

MASTER PLAN

QUANTITY	AREA	REMARKS
TOTAL	314	ACRES
BRIDGE PAVEMENT	12	ACRES
ROAD PAVEMENT	12	ACRES
CONCRETE DRIVEWAYS	12	ACRES
ASPHALT DRIVEWAYS	12	ACRES
GRASS	12	ACRES
WOOD	12	ACRES
WATER	12	ACRES
OTHER	12	ACRES

The Berkshires

C100



#17

Forest + Ridge