

TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 6 OF 2015

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 CONFIRMING THE ZONING OF THE CERTAIN PROPERTIES, AS MORE PARTICULARLY DESCRIBED BY THEIR BLOCK AND LOT NUMBERS, AS FOLLOWS:

Current Map Zoning Designation R-1 - Ordinance 6 of 2000 Zoning Designation PED: 402-R-2 (partial), 402-S-8, 488-N-1, and 488-S-1;

Current Map Zoning Designation R-2 - Ordinance 6 of 2000 and Ordinance 8 of 2005 Zoning Designation PED: 256-E-50, 256-E-75, 402-A-1, 402-R-2 (partial), 402-S-8, and 403-N-1;

Current Map Zoning Designation C-1 – Ordinance 1 of 2008 Zoning Designation R-2: 258-K-2.

TO APPROVE ZONING RECLASSIFICATIONS FOR THE FOLLOWING PROPERTIES:

R-4 to C-2: 325-J-19.

R-2 to C-2: 325-J-36, 325-J-38, 325-J-40, and 325-J-41

R-2 to PED: 402-B-20 and 325-N-19.

PED to R-4: 401-G-10.

AND TO CONFIRM THE TOWNSHIP'S ZONING DISTRICTS ALONG THE TOWNSHIP'S BORDERS IN ACCORDANCE WITH GIS AND CAD MAPPING PROVIDED BY THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

WHEREAS, on December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6 of 2000, certain amendments to the Township's Zoning Ordinance and Zoning Map which rezoned certain properties hereinafter identified ; and

WHEREAS, on October 17, 2005, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 8 of 2005, certain amendments to the Township's Zoning Ordinance and Zoning Map which rezoned certain properties hereinafter identified; and

WHEREAS, the Township's current Zoning Map, notwithstanding the adoption of Ordinance Number 6 of 2000 and Ordinance Number 8 of 2005, misidentifies the zoning classifications for certain properties hereinafter described ; and

WHEREAS, the Township's current Zoning Map, notwithstanding the adoption of Ordinance Number 1 of 2008, misidentifies the zoning classification for property 258-K-2; and

WHEREAS, the Board of Commissioners has received a request to rezone 325-N-19 from its current zoning classification of R-2 to PED; and

WHEREAS, the Board of Commissioners has received a request to rezone 402-B-20 from its current zoning classification of R-2 to PED; and

WHEREAS, the Board of Commissioners has received a request to rezone 325-J-36, 325-J-38, 325-J-40, and 325-J-41 from their current zoning classification of R-2 to C-2; and

WHEREAS, the Board of Commissioners has received a request to rezone 325-J-19 from its current zoning classification of R-4 to C-2; and

WHEREAS, the Board of Commissioners has received a request to rezone 401-G-10 from its current zoning classification of PED to R-4; and

WHEREAS, the Township has received information from the Allegheny County Department of Real Estate in CAD and GIS format which more accurately defines the Township's borders; and

WHEREAS it is the desire of the Township to conform the Township's Zoning Map to the information provided by the Allegheny County Department of Real Estate relative to the Township's borders and such confirmation does not alter the underlying zoning districts in such border areas; and

WHEREAS, after study, review, public comment, notice and public hearings, 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 confirm the correct zoning district designation for the properties described on Exhibit “A” and to amend the Official Zoning Map to reflect the appropriate zoning district designation of the properties as described therein; and

WHEREAS, after study, review, public comment, notice and public hearings, 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 change the zoning district designation for the properties described on Exhibit “B” and to amend the Official Zoning Map to reflect the zoning district change of the properties as described therein.

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”, are hereby confirmed in accordance with Ordinance Number 6 of 2000 and/or Ordinance Number 8 of 2005.
2. The Block and Lots as more particularly set forth on Exhibit “B” are hereby rezoned in accordance with the new zoning classifications set forth on Exhibit “B”.
3. The Official Zoning Map of the Township of South Fayette shall be changed to reflect the confirmed corrections, zoning changes and the updated border location of the Township as set forth on Exhibit “C”.
4. 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.
5. All ordinances and parts of ordinances inconsistent with the terms of this 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.

6. 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.

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

ORDAINED AND ENACTED INTO LAW, this 11th day of November, 2015.

Attest:



RYAN T. EGGLESTON
TOWNSHIP MANAGER

TOWNSHIP OF SOUTH FAYETTE

By: 

JOSEPH HOROWITZ, CHAIRMAN
BOARD OF COMMISSIONERS

SCHEDULE OF CONFIRMED BLOCK AND LOTS

The following properties are currently zoned as R-1 zoning designations per the Township's Zoning Map. The confirmed appropriate zoning for the following Block and Lots, per Ordinance 6 of 2000, is PED:

1. 402-R-2 (partial)
2. 402-S-8
3. 488-N-1
4. 488-S-1

The following properties are currently zoned as R-2 zoning designations per the Township's Zoning Map. The confirmed appropriate zoning for the following Block and Lots, per Ordinance 6 of 2000 and Ordinance 8 of 2005, is PED:

1. 256-E-50
2. 256-E-75
3. 402-A-1
4. 402-R-2 (partial)
5. 402-S-8
6. 403-N-1

The following property is currently zoned as C-1 zoning designation per the Township's Zoning Map. The confirmed appropriate zoning for the following Block and Lot, per Ordinance 1 of 2008 is R-2:

1. 258-K-2

SCHEDULE OF PROPERTIES APPROVED FOR ZONING RECLASSIFICATION

The following properties are approved for zoning reclassification as follows:

1. From R-4 to C-2: 325-J-19
2. From R-2 to C-2: 325-J-36;325-J-38;325-J-40 and 325-J-41
3. From R-2 to PED: 402-B-20 and 325-N-19
4. From PED to R-4 401-G-10

EXHIBIT "B"

OFFICIAL SOUTH FAYETTE TOWNSHIP ZONING MAP

EXHIBIT "C"