



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 01-2023**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, ZONING OF THE SOUTH FAYETTE CODE, ARTICLE II, DEFINITIONS, SECTION 240-9 PARTICULAR MEANINGS, TO PROVIDE FOR AN AMENDED DEFINITION FOR LOT COVERAGE; AND AMENDING AND RESTATING CHAPTER 240, ZONING OF THE SOUTH FAYETTE CODE, ARTICLE XVI, SUPPLEMENTAL REGULATIONS, SECTION 240-104, STORAGE, SUBSECTION C (1), STORAGE OF RECREATIONAL VEHICLES TO PROVIDE FOR RESTRICTIONS RELATIVE TO PARKING OF RECREATIONAL VEHICLES IN ANY RESIDENTIAL ZONING DISTRICT.**

**WHEREAS**, the Township Board of Commissioners have been advised by administrative staff that there have been numerous instances in the Township where recreational vehicles are parked and stored in front and side yards of properties located in Township's R Residential Zoning District for prolonged periods of time, in excess of the current provisions set forth in Chapter 240 Zoning, of the South Fayette Code, Article XVI, Supplemental Regulations, Section 240-104, Storage, Subsection C (1); and

**WHEREAS**, the Township Board of Commissions, after consultation with Township staff, believe that revision of Section 240-104 C (1), storage of recreational vehicles, is necessary to promote the aesthetics, health, safety, and tranquility of properties in R Residential Zoning District; and

**WHEREAS**, the Township Board of Commissions, after consultation with Township staff, believe that the current definition for Lot Coverage as set for the in Section 240, Zoning, of the South Fayette Code , requires revision to address current recognized standards for determining what elements are included and excluded for purposes of calculation of Lot Coverage; and

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Township Commissioners of the Township of South Fayette as follows:

1. The recitals set forth hereinabove are incorporated herein by reference thereto.
2. Chapter 240, Zoning, of the South Fayette Code, Article II, Definitions, §240-9 Particular meanings, is amended by the following amended and restated definition for Lot Coverage

:

**LOT COVERAGE**

That portion of the lot area covered by all principal and accessory structures expressed as a percentage. (Excluding driveways, sidewalks, signs, and fences)

3. Chapter 240 Zoning, of the South Fayette Code, Article XVI, Supplemental Regulations, Section 240-104, Storage, Subsection C, Storage of recreational vehicles, subsection (1) is amended and restated as follows:

C. Storage of recreational vehicles.

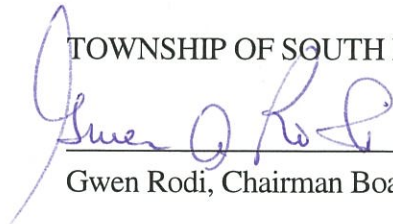
(1) The parking or storage of recreational vehicles shall not be permitted in any front yard in any R Residential Zoning District. Recreational vehicles with a current license or registration and valid inspection sticker may be parked or stored in the side or rear yard of property in any R Residential Zoning District from Memorial Day to Labor Day. Permanent parking or storage of recreational vehicles on property in any R Residential Zoning District for periods prior to Memorial Day or after Labor Day shall not be permitted.

- 4. Any Ordinance or Resolution, or portion thereof, conflicting with the provisions of this Ordinance shall be and the same is hereby repealed, insofar as the same affects this Ordinance.
- 5. This Ordinance shall become effective upon passage.

ADOPTED AND APPROVED this 8 day of February 2023.

ATTEST:

  
\_\_\_\_\_  
John Barrett, Manager/Secretary

TOWNSHIP OF SOUTH FAYETTE  
  
\_\_\_\_\_  
Gwen Rodi, Chairman Board of Commissioners