



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

**ORDINANCE NO. 04 OF 2023**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 ZONING, OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, TO APPROVE THE REZONING RECLASSIFICATION FOR PROPERTIES KNOWN AS BLOCK AND LOTS 572-M-4 AND 572-H-34 FROM THEIR CURRENT R-1 RURAL RESIDENTIAL ZONING CLASSIFICATION TO THE R-3 MEDIUM DENSITY ZONING CLASSIFICATION**

**WHEREAS**, on December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6 of 2000, the Township's Zoning Ordinance and the Official Township Zoning Map; 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 the Township to provide alternative housing development possibilities within the R-1 Rural Residential Zoning District; and

**WHEREAS**, in order to provide such alternatives, the Board of Commissioners of the Township believe that it is appropriate to rezone Block and Lots 572-M-4 and 572-H-34 from their current R-1 Rural Residential Zoning classification to the R-3 Medium Density Zoning classification.

**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 classification of properties known as Block and Lots 572-M-4 and 572-H-34 are changed from their current R-1 Rural Residential Zoning classification to the R-3

Medium Density Zoning classification. A Map identifying the properties rezoned is attached as Exhibit "A". Legal descriptions for the areas being re-zoned are attached as Exhibit "B".

2. The Official Zoning Map of the Township of South Fayette shall be changed to reflect this zoning change.

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 All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the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.

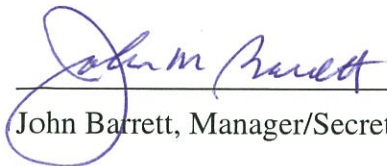
5. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.

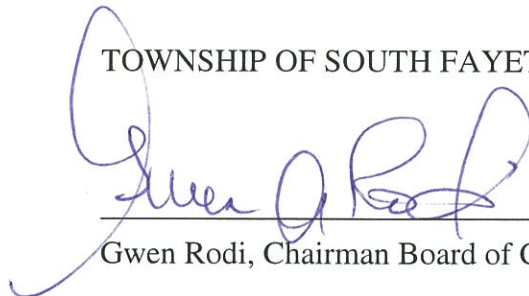
6. This ordinance shall be in full force and effect from and after its passage.

ADOPTED AND APPROVED this 12 day of July 2023.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

  
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John Barrett, Manager/Secretary

  
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Gwen Rodi, Chairman Board of Commissioners