

OFFICIAL
TOWNSHIP OF OHIO
ORDINANCE NO. 259

AN ORDINANCE OF THE TOWNSHIP OF OHIO, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 132 OF THE CODE OF THE TOWNSHIP OF OHIO:

BE IT ORDAINED AND ENACTED BY the Board of Supervisors of the Township of Ohio, County of Allegheny, Commonwealth of Pennsylvania, and it is hereby ordained and enacted by and with the authority of the same:

1. That Section 132-10 of the Ohio Township Code is amended to remove churches and forestry as permitted uses;

2. That Section 132-11 of the Ohio Township Code is amended to add Planned Residential Development, and remove institutional uses as conditional uses;

3. That Section 132-12(B) of the Ohio Township Code is amended to provide a minimum lot width of 100 feet at the right-of-way line, including all permitted and conditional uses;

4. That Section 132-14 of the Ohio Township Code is amended to remove churches and forestry as permitted uses;

5. That Section 132-15 of the Ohio Township Code is amended to remove institutional uses as a conditional use;

6. That Section 132-16(B) of the Ohio Township Code is amended to provide a minimum lot width for single-family dwellings of 75 feet;

7. That Section 132-16(C) of the Ohio Township Code is amended, as to single-family dwellings and two-family dwellings, to provide a side yard minimum set-back of 10 feet for both principle and accessory use, with 25 feet minimum sum of both sides, measured from the closest property line, and a rear yard minimum set-back of 30 feet, measured from the rear lot line or right-of-way;

8. That Section 132-18 of the Ohio Township Code is amended to remove forestry as a permitted use, and add garden apartments as a permitted use;

9. That Section 132-20(C) of the Ohio Township Code is amended, as to single-family dwellings, to provide a minimum 30 foot front yard set-back, ten feet on each side for principle or accessory uses, with a 25 feet minimum sum of both sides, and a thirty foot rear yard set-back; a minimum of ten feet on each side, with 25 feet minimum sum of both sides as to two-family dwellings; and all other uses are amended as to the rear yard for a thirty foot setback from the rear lot line or rear right-of-way line;

10. That Section 132-22 of the Ohio Township Code is amended to remove forestry as a permitted use;

11. That Section 132-24(A) of the Ohio Township Code is amended to provide a minimum lot area for a single-family dwelling of 11,000 square feet, and front yard, side yard and rear yard to be the same as in Section 132-20(C);

12. That Section 132-24(E) of the Ohio Township Code is amended to provide a minimum dwelling unit for townhouses as follows: 8 du/ac;

13. That Section 132-26 of the Ohio Township Code is amended to remove forestry as a permitted use;

14. That Section 132-31 of the Ohio Township Code is amended to remove forestry as a permitted use;

15. That Section 132-37 of the Ohio Township Code is amended to remove forestry as a permitted use;

16. That Section 132-38 of the Ohio Township Code is amended to include institutional uses as a conditional use;

17. That Section 132-43 of the Ohio Township Code is amended to remove forestry as a permitted use;

18. That Section 132-44 of the Ohio Township Code is amended to include institutional uses as a conditional use;

19. That Section 132-35 of the Ohio Township Code is amended to include Paragraph (E) as follows: The Board of Supervisors, following the review and written recommendation of the Zoning Officer, shall have the authority to approve one or more off-premises signs or other signs to be erected in connection with a large-scale retail business in a C-2 Commercial District, which do not otherwise conform to the requirements and standards of the Ohio Township Code of Ordinances.

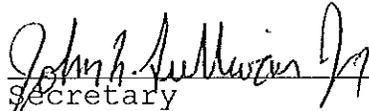
20. Residential District R-5 is added to Chapter 132 of the Ohio Township Code. This High Density Residential district permits a variety of single multi family dwelling units such as Townhouses and Garden Apartments, up to a maximum net density of (8) eight units per acre. Due to a higher density, planning techniques, such as Zero Lot Line, Density bonuses and Clustering are encouraged.

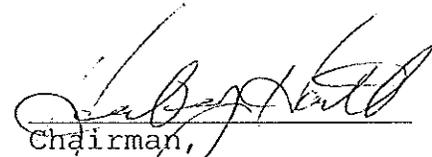
21. The Ohio Township Code Chapter 132 is amended to remove High-rise apartments as a conditional use within the R-5 zoning District.

ORDAINED AND ENACTED this 3rd day of May, 2004.

ATTEST:

TOWNSHIP OF OHIO


Secretary


Chairman,
Board of Supervisors