

NOTICE

TOWNSHIP OF OHIO


ORDINANCE NO. 126

AN ORDINANCE OF THE TOWNSHIP OF OHIO, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, AMENDING OHIO TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 103, AND REPEALING ORDINANCE NO. 125, BY PROVIDING REGULATIONS UNDER CONDITIONAL USE EXCEPTIONS FOR GROUP RESIDENCE FACILITIES, GROUP CARE FACILITIES AND INSTITUTIONAL FACILITIES, IN R-4 AND R-5 RESIDENTIAL DISTRICTS, B-1, B-2 AND B-3 BUSINESS DISTRICTS AND M-1 INDUSTRIAL DISTRICTS.

In summary, this Ordinance amends Township of Ohio Zoning Ordinance No. 103 and repeals Ordinance No. 125 by providing regulations as a conditional use exception for group residence facilities, group care facilities and institutional facilities in the R-4 and R-5 Residential Districts in Ohio Township as well as B-1, B-2 and B-3 Business Districts and M-1 Industrial Districts.

The Ordinance defines Group Residence Facilities, Group Care Facilities and Institutional Facilities and allows for the placement and occupancy of such facilities in various districts. The Ordinance specifically prohibits such conditional uses in R-1, R-2 and R-3 Residential Districts. In addition, the Ordinance sets forth various requirements for Lot Area, Lot Width, Front Yard Setback, Side Yard Minimums, Rear Yard Setback, Height requirements, Maximum Net Density and Lot Coverage.

Ordinance No. 126 limits the number of persons who may be residents in such facilities, sets forth parking requirements, the placement of such facilities in relationship to other facilities, licensing requirements, and the filing of annual report. The full text of the proposed Ordinance is on file in the Ohio Township Municipal Building, 1719 Roosevelt Road, Pittsburgh, Pennsylvania 15237, where the same may be examined between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.


Joseph J. Start, Secretary

TOWNSHIP OF OHIO

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AN ORDINANCE OF THE TOWNSHIP OF OHIO, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, AMENDING OHIO TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 103 AND REPEALING ORDINANCE NO. 125 BY PROVIDING REGULATIONS UNDER CONDITIONAL USE EXCEPTIONS FOR GROUP RESIDENCE FACILITIES, GROUP CARE FACILITIES AND INSTITUTIONAL FACILITIES IN R-4 AND R-5 RESIDENTIAL DISTRICTS, B-1, B-2 AND B-3 BUSINESS DISTRICTS AND M-1 INDUSTRIAL DISTRICTS.

WHEREAS, it has come to the attention of the Board of Supervisors of the Township of Ohio, County of Allegheny that the Ohio Township Zoning Ordinance does not provide for group residence facilities, group care facilities and institutional facilities in specified zoning districts; and

WHEREAS, the zoning regulations and districts set forth are intended to achieve, among others, the following purposes:

- 1) To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewage, schools, public grounds and other public requirements, as well as:
- 2) To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. These were made with reasonable consideration, among other things, of the existing character of the various areas within the Township of Ohio and their respective suitability for particular land uses.

NOW, THEREFORE, be it ordained and enacted by the Board of Supervisors of the Township of Ohio, County of Allegheny and it is hereby ordained and enacted by and with the authority of the same:

SECTION I. The Ohio Township Zoning Ordinance, Ordinance No. 103 of the Township of Ohio is hereby amended as follows:

A. Amend Section 1201 by inserting the following definitions in alphabetical order:

1. "Group Residence Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible non-profit social services corporation. These services shall be provided in a family environment and only to persons who are children under 18 years of age; physically or mentally handicapped of any age; or elderly, 62 or more years of age who are in need of supervision and specialized services. This category shall not include facilities for persons 19 or more years of age released from or under the jurisdiction of a government bureau of corrections or similar institution. Supervision shall be provided by responsible adults whose number shall be determined and certified by the sponsoring agency. However, one responsible adult shall be available for the residents

on a 24-hour-a-day basis while the residents are on the premises.

The residents of the facility need not be related to each other, however, the number of residents shall be limited in accord with the provisions of the zoning district wherein the property is located and, in any event, shall not exceed ten residents.

2. "Group Care Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible non-profit social service corporation. Supervision shall be provided by responsible adults whose number shall be determined and certified by the sponsoring agency. However, one responsible adult shall be available for the residents on a 24-hour-a-day basis. The residents of the facility need not be related to each other, however, the number of residents shall not exceed nineteen persons.

3. "Institutional Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised, specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible social service corporation. The facility shall be appropriately staffed on a 24-hour-a-day basis as normally prescribed by County or Commonwealth regulations.

This facility shall not include business or professional offices (other than incidental offices), business activities, fraternal or social clubs, hospitals, rooming or boarding homes.

B. Amend Section 202 R-4 Residential District, as follows: To allow for the placement and occupancy of mobile homes, mobile park homes, group residence facilities, group care facilities and institutional facilities in Ohio Township, with considerations given to their impact on community aesthetics and property values.

C. Amend Section 202 R-5 Residential District, as follows: To allow for the placement and occupancy of high rise apartments, group residence facilities, group care facilities and institutional facilities within Ohio Township according to certain minimum and maximum standards and when adequate fire protection is available and can be assured.

D. Amend Section 202 B-1 Local Business District as follows: To provide for convenience food, drug and personal services to serve the residence of an immediate neighborhood service area of a one half mile radius as well as to permit as a conditional use, group residence facilities, group care facilities and institutional facilities with considerations given to their impact on community, aesthetics and property values.

E. Amend Section 202 B-2 Community Business District as follows: To create within a concentrated area an economically viable district which provides the community (and adjacent areas served by major road systems) a range of commercial, service and professional office development as well as to permit as a conditional use, group residence facilities,

group care facilities and institutional facilities with consideration given to their impact on community aesthetics and property values.

F. Amend Section 202 B-3 Highway Business District as follows: To create an economically viable district providing a range of commercial activities including services oriented to the community and the traveling public, as well as to provide as a conditional use, group residence facilities, group care facilities and institutional facilities with consideration given to their impact on community aesthetics and property values.

G. Amend Section 202 M-1 Industrial District to include the following language: To permit as a conditional use, group residence facilities, group care facilities and institutional facilities with considerations given to their impact on community aesthetics and property values.

H. Amend Section 302, Use Regulation Chart R-4 and R-5 Residential, Conditional Uses, to include: Group residence facilities, group care facilities, institutional facilities. Amend Section 302, Use Regulation Chart B-1 Local Business District, B-2 Community Business District and B-3 Highway Business District, conditional uses, to include: Group residence facilities, group care facilities, institutional facilities. Amend Section 302, Use Regulation Chart M-1 Industrial District, Conditional Use, to include: Group residence facilities, group care facilities, institutional facilities.

I. Amend Section 401, Residential Area Dimension Chart, (other than Planned Residential Developments), to include under Section R-4 One Family, Mobile Homes, Group Residence Facilities,

Group Care Facilities and Institutional Facilities.

Lot Area Per Dwelling Unit, Square Feet: 11,000;

Lot Width: 150 feet; Front Yard Setback: 30

feet; Side Yards Minimum Each/Sum of Sides:

20 feet/40 feet; Rear Yard Setback: 30 feet;

Maximum Height Requirement: 35 feet; Maximum Net

Density: 1; Lot Coverage Percentage: 25 percent.

SECTION II. Group residence facilities, group

care facilities and institutional facilities shall be subject to the following requirements:

A. Group Residence Facility:

a. The number of residents shall be limited to no more than ten persons including clients, staff and family of staff. Clients shall be limited to no more than eight persons.

b. On site parking facilities shall be provided at the ratio of one stall for every two full time staff members and an additional stall for every two nonstaff residents who are eligible and are permitted by the sponsor to operate a motor vehicle.

c. Such facility shall be located not less than one-half mile from any other group residence facility, group care facility, institutional facility or drug and/or alcohol out-patient clinic.

d. A license or certification shall be obtained from the Commonwealth of Pennsylvania or County of Allegheny prior to issuance of a Certificate of Occupancy.

In the event that an appropriate licensing or certifying agency does not exist, the applicant shall demonstrate to the Board of Supervisors that the proposal satisfies a demonstrated need and will be conducted in a responsible manner without detriment to surrounding properties.

e. The sponsor shall file annually with the Board of Supervisors information indicating that the facility continues to satisfy the conditions of original approval.

THE SPONSORING AGENCIES SHALL BE NOTIFIED BY MAIL OF THE ANNUAL FILING DATE THIRTY (30) DAYS PRIOR TO SUCH DATE. TEN DAYS AFTER THE FILING DATE, AN ADVERTISEMENT WILL BE PLACED IN THE LOCAL NEWSPAPERS FOR ONE DAY LISTING THOSE AGENCIES THAT HAVE APPLIED FOR RECERTIFICATION AND REQUESTING COMMENTS FROM RESIDENTS AND COMMUNITY ORGANIZATIONS WITHIN THIRTY (30) DAYS FROM THE DATE OF THE ADVERTISEMENT. INDIVIDUALS OR ORGANIZATIONS WISHING TO FILE A COMPLAINT WOULD DO SO IN WRITING TO THE BOARD OF SUPERVISORS.

Change of sponsorship or of any conditions of original approval shall constitute a new use and the full procedure for obtaining a new use shall be exercised.

B. Group Care Facility:

a. The number of residents shall be limited to no more than nineteen persons including clients, staff and family of staff. Clients shall be limited to no more than seventeen persons.

b. Such facility shall be located not less than one-half mile from any other Group Residence Facility, Group Care Facility, Institutional Facility or Durg and/or Alcohol Out-Patient Clinic.

c. Shall conform to the provisions of Section II, Subsection A(b), (d) and (e) hereof.

C. Institutional Facility:

- a. Not more than twenty-five percent of the gross floor area may be devoted to administrative and/or clerical space.
- b. Shall conform to the provisions of Section II, Subsection A(a), (b), (d) and (e) hereof.

SECTION III. Group residence facilities, group care facilities shall not be permitted as a conditional use in R-1, R-2 and R-3 Residential Districts.

SECTION IV. Any ordinance or part of ordinance conflicting with the provisions of this ordinance be in the same are hereby repealed to the extent of such conflict and Ordinance No. 125 is hereby repealed in its entirety.

1984.

Ordained and enacted into law this 27TH day of February,

ATTEST:

TOWNSHIP OF OHIO

Joseph J. Stout
Secretary

John G. McDonald
Chairman, Board of Supervisors