

**TOWNSHIP OF OHIO**

**ORDINANCE NO. 325**

**AN ORDINANCE OF THE TOWNSHIP OF OHIO, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ITS OFFICIAL ZONING MAP, PRESENTLY EMBODIED IN ORDINANCE NO. 305, TO CHANGE THE ZONING OF SEVERAL PARCELS ALONG MOUNT NEBO ROAD FROM R-2 MEDIUM DENSITY RESIDENTIAL TO C-1 LIMITED COMMERCIAL.**

**WHEREAS**, as authorized by the Municipalities Planning Code, the Board of Supervisors of the Township of Ohio regulates land use and zoning within the Township through its comprehensive Zoning Ordinance, presently embodied in Ordinance No. 305, as amended, and its Official Zoning Map, also presently embodied in Ordinance No. 305, as amended;

**WHEREAS**, upon recommendation of the Township Planning Commission, the Township Board of Supervisors wishes to amend the zoning of various parcels located along Mount Nebo Road and specifically several parcels in and around the intersections of Mount Nebo Road and Nicholson Road;

**WHEREAS**, the Township has, in accordance with the Municipalities Planning Code, submitted the proposed zoning map amendments to the Allegheny County Planning Division in the Department of Economic Development for review and comment;

**WHEREAS**, the Township has, in accordance with the requirements of the Municipalities Planning Code, submitted the proposed zoning map amendments to its Planning Commission, which gave its recommendations regarding the proposed zoning map amendments at a duly noticed public meeting;

**WHEREAS**, on March 5, 2018 and again on June 4, 2018, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed zoning map amendments; and

**WHEREAS**, the Township Board of Supervisors, having received such public comment as may have been given at the public hearings, and having received the recommendations of the

Township's Planning Commission and Township Manager, finds that the enactment of the proposed zoning map amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the Pennsylvania Municipalities Planning Code.

**NOW THEREFORE**, be it Ordained and Enacted by the Township of Ohio Board of Supervisors, and it is hereby Ordained and Enacted by authority of same, as follows:

**SECTION 1: AMENDMENTS CHANGING THE ZONING OF SEVERAL PARCELS FROM R-2 TO C-1**

That the Official Township Zoning Map, embodied in Ordinance No. 305, as amended, is hereby further amended as follows:

- a. Change the zoning district of the following parcels (identified by their respective Allegheny County Lot and Block Numbers/ Parcel IDs) from R-2 Medium Density Residential to C-1 Limited Commercial:

- i. 607-L-26 (1519 Mount Nebo Road)
- ii. 607-L-31 (1525 Mount Nebo Road)
- iii. 607-L-36 (106 Ritter Road)
- iv. 607-L-39 (101 Duff Road)
- v. 607-L-45 (107 Duff Road)
- vi. 607-L-20 (1515 Mount Nebo Road)
- vii. 607-L-15 (1509 Mount Nebo Road)
- viii. 607-L-328 (1508 Mount Nebo Road)
- ix. 607-L-305 (108 Nicholson Road)
- x. 607-L-288 (116 Nicholson Road)
- xi. 607-L-273 (120 Nicholson Road)
- xii. 607-L-379 (112 Syl Road)
- xiii. 607-L-268 (Nicholson Road)

**SECTION 2: REPEALER**

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this ordinance are hereby repealed.

**SECTION 3: SEVERABILITY**

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4: EFFECTIVE DATE**

That this Ordinance shall take effect immediately upon enactment as provided by law.

**ORDAINED AND ENACTED** into law this 4 day of June, 2018.

**ATTEST:**

John L. Sullivan Jr.  
Township Secretary

**TOWNSHIP OF OHIO**

BY: [Signature]  
Chairman, Board of Supervisors

BY: Jamie R. Reed  
Member, Board of Supervisors

BY: [Signature]  
Member, Board of Supervisors

**APPROVED AS TO FORM:**

[Signature]  
Township Solicitor