

TOWNSHIP OF OHIO

ORDINANCE NO. 331

AN ORDINANCE OF THE TOWNSHIP OF OHIO, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ITS ZONING ORDINANCE, ORDINANCE NO. 305, TO ALLOW SINGLE-FAMILY DWELLINGS AS A CONDITIONAL USE IN THE C-1 LIMITED COMMERCIAL ZONING DISTRICT, INCLUDING ADDING SPECIFIC STANDARDS AND CRITERIA FOR SINGLE-FAMILY DWELLINGS IN C-1; AND TO AMEND THE CURRENT TERM "MINI-WAREHOUSE OR SELF-STORAGE FACILITY" BY SEPARATING IT INTO TWO SEPARATE USES, (1) "MINI-WAREHOUSE" AND (2) "SELF-STORAGE FACILITY" AND TO AMEND THE USES TABLE TO ALLOW SELF-STORAGE FACILITIES AS A CONDITIONAL USE IN THE C-1 LIMITED COMMERCIAL AND AS A PERMITTED USE BY RIGHT IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), 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;

WHEREAS, upon the recommendation of Township Staff and the Township Planning Commission, the Township Board of Supervisors seeks to amend various provisions of its Zoning Ordinance, as follows: Amend the Table of Authorized Uses to allow a Single-Family Dwelling as a Conditional Use in the C-1 Limited Commercial Zoning District when said dwelling was originally residential and is utilized as a commercial structure; and, Separating the current term "Mini-Warehouse or Self-Storage Facility" into two uses, "Mini Warehouse" and "Self-Storage Facility" and providing a new definition for "Self-Storage Facility" to add to the list of terms and definitions; and, lastly, Amending the Table of Authorized Uses to allow Self-Storage Facilities as a conditional use in the C-1 Limited Commercial Zoning District and as a permitted use by right in the C-2 General Commercial Zoning District.

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

WHEREAS, on June 3, 2019, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed zoning ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township's Planning Commission, finds that enactment of the proposed zoning amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the PA MPC.

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 REGARDING SINGLE-FAMILY DWELLINGS AS A CONDITIONAL USE IN THE C-1 LIMITED COMMERCIAL ZONING DISTRICT.

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

- a. Amend Article VIII, Section 801.B.1., to add the term "Single-Family Dwelling" to the list of principal conditional uses permitted in the C-1 Zoning District. The remaining list of uses can be renumbered and the list should be kept in alphabetical order.
- b. Amend Article XIII, to add the specific conditional use criteria for Single-Family Dwellings in the C-1 Zoning District. It should be placed in alphabetical order at Section 1303.37.
- c. Add the following specific standards and criteria for Single-Family Dwellings as a Conditional Use in the C-1 Zoning District in the newly created Section 1303.37:
 - i. Commercial structures previously used as a residence in the C-1 Zoning District may revert back to use as a single-family dwelling in the C-1 District. This provision only applies to properties once used as a residence that were converted to commercial and presently seek to revert back to use as a residential use as a single-family dwelling. This

provision does not allow for the construction of new single-family homes in the C-1 Zoning District.

- d. Amend Appendix E, the Table of Authorized Uses, to place a “CU” in the C-1 column in the Single-Family Dwelling row within the Table, identifying a Single-Family Dwelling as a conditional use in the C-1 Zoning District.

SECTION 2: AMENDMENTS REGARDING SELF-STORAGE FACILITIES IN THE C-1 LIMITED COMMERCIAL AND C-2 GENERAL COMMERCIAL ZONING DISTRICTS.

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

- a. Within Article II, Section 201, amend the existing term “Mini-Warehouse or Self-Storage Facility” to “Mini-Warehouse” and keep the existing definition as is.
- b. Add the following definition to Article II, Section 201 (to be placed in alphabetical order):
SELF-STORAGE FACILITY: A multi-story building or pair of buildings (not to exceed a maximum of two (2) total buildings per development) in a controlled access and fenced compound that contains various sizes of individual, compartmentalized and controlled access stalls and/or lockers (75% of the storage units provided shall be accessible only from the interior of the buildings) which are leased to the general public for a specified period of time for the dead storage of personal property.
- c. Amend Article VIII, Section 801.B.1., to add the term “Self-Storage Facility” to the list of principal conditional uses. The remaining list of uses can be renumbered and the list should be kept in alphabetical order.
- d. Amend Article IX, Section 901.A.1., to add the term “Self-Storage Facility” to the list of principal permitted uses. The remaining list of use uses can be renumbered and the list should be kept in alphabetical order.
- e. Amend Article XI, Section 1101.A.1.w., changing the use listed from “Mini-Warehouse or Self-Storage Facilities” to just “Mini-Warehouse”.

- f. Amend Appendix E, the Table of Authorized Uses, to revise the term “Mini-Warehouse or Self-Storage Facilities” to simply read “Mini-Warehouse.” The use will remain a permitted use by right in the LI Light Industrial Zoning District only.
- g. Amend Appendix E, the Table of Authorized Uses, to add the term “Self-Storage Facility” to list of uses (to be placed in alphabetical order). In addition, place a “CU” in the C-1 column and a “P” in the C-2 column of the Table within the new row labeled “Self-Storage Facility” to permit these facilities as a conditional use in the C-1 Zoning District and as a permitted use by right in the C-2 Zoning District. Place an “N” in the remaining columns in the “Self-Storage Facility” row as these facilities will not be permitted in the remaining zoning districts.
- h. Amend Article XIII to add the specific conditional use criteria for a Self-Storage Facility in the C-1 Zoning District. It should be placed at Section 1303.38.
- i. Add the following specific standards and criteria for Self-Storage Facilities as a Conditional Use in the C-1 Zoning District in the newly created Section 1303.38:

Self-Storage Facility, subject to:

- i. The maximum floor area for a Self-Storage Facility in the C-1 Zoning District shall be 30,000 square feet per building.

SECTION 3: REPEALER.

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

SECTION 4: 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 5: EFFECTIVE DATE.

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

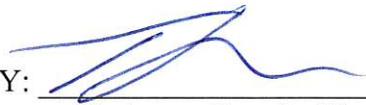
ORDAINED AND ENACTED into law this 3rd day of June, 2019.

ATTEST:



Township Secretary

TOWNSHIP OF OHIO


BY: _____
Chairman, Board of Supervisors