ORDINANCE NO. 72

AN ORDINANCE AMENDING ORDINANCE NO. 4 OF OHIO TOWNSHIP, KNOWN AS THE "ZONING ORDINANCE", BY AMENDING ARTICLE II, SECTION 1 OF SAID ORDINANCE BY CREATING A NEW DISTRICT KNOWN AS "B-3" COMMUNITY BUSINESS DISTRICT; AMENDING ARTICLE III OF SAID ORDINANCE TO INCLUDE USE REGULATIONS FOR SAID DISTRICT; AMENDING ARTICLE V, SECTION 1 TO INCLUDE YARD, AREA AND LOT COVERAGE REGULATIONS FOR SAID DISTRICT; AMENDING ARTICLE VIII, SECTION 4 TO PROVIDE FOR INTEGRATED SHOPPING CENTER, USE AND DEVELOPMENT IN SAID DISTRICT; AMENDING ARTICLE II, SECTION 2 OF SAID ORDINANCE BY EXCLUDING FROM SUBURBAN RESIDENTIAL DISTRICT (R-1), AND INCLUDING WITHIN THE COMMUNITY BUSINESS DISTRICT (B-3) CERTAIN LAND HEREIN DESCRIBED, AND FURTHER AMENDING ARTICLE II, SECTION 2 OF SAID ORDINANCE BY EXCLUDING FROM SUBURBAN RESIDENTIAL DISTRICT (R-1) AND INCLUDING WITHIN THE INDUSTRIAL DISTRICT (M-1) CERTAIN LAND HEREIN DESCRIBED.

BE IT ORDAINED AND ENACTED by the Township of Ohio as follows:

Section 1. Article II, Section 1 of Ordinance No. 4 is hereby amended by creating a new district to be designated and known as "B-3" Community Business District.

Section 2. Article III of Ordinance No. 4 is hereby amended to include Use Regulations for "B-3" Community Business District, which shall be identical to the Permitted and Conditional Uses under the existing Ordinance for the district known and designated as "B-2" Community Business District.

Section 3. Article V, Section 1 of Ordinance No. 4 is hereby amended to include in the table establishing yard, area and lot coverage regulations for Business and Industrial Districts, the following:

District	Minimum Depth of (in feet) Front Yard	Rear Yard	Minimum Width Each Side Yard (in feet)	Minimum Lot Width (in feet)	Minimum Lot Area (Sq.Ft.)	Maximum Percent of Lot Coverage
"B-3"	70	40	20	100	20,000	25%

Section 4. Article VIII, Section 4, sub-paragraph 1 (a) is amended to read as follows:

The owner of a tract of land containing not less than two acres in the case of a "B-1" District and not less than fifteen (15) acres in a "B-2" or "B-3" District may submit to the Commission for its review a preliminary plan for the use and development of such tract of land for an integrated shopping center.

Section 5. Article II of Section 2 of Ordinance No. 4 is hereby amended by excluding from Suburban Residential District (R-1), and including within the Community Business District (B-3) the following described property:

> ALL that certain part or piece of ground situated in the Township of Ohio, Allegheny County, Pennsylvania, being bounded and described as follows:
>
> BEGINNING at a point at the intersection of the Northern right-of-way line of Mount Nebo Road west and the Western boundary line of the Township of Ohio dividing said Township and the Borough of Sewickley Hills; thence North along said Western boundary line to a point at the intersection of the Western boundary line and the Northern boundary line of Ohio Township; thence East along the said Northern boundary line a distance of 500 feet to a point; thence South along a line parallel to and equidistant from the said Western boundary line to a point on the Northern right-of-way line of Mount Nebo Road West; thence West along said right-of-way line to the place of beginning.

Section 6. Article II of Section 2 of Ordinance No. 4 is hereby amended by excluding from Suburban Residential District (R-1) and including within the Industrial District (M-1) the following described property:

> ALL that certain part or piece of ground situated in the Township of Ohio, Allegheny County, Pennsylvania, being bounded and described as follows:
>
> BEGINNING at a point located on the Northern boundary line of Ohio Township a distance of 500 feet East from the Western most intersection of the Western boundary line and the Northern boundary line of Ohio Township; thence South along a line parallel to and equidistant from said Western boundary line to a point located 50 feet North of the Northern right-of-way line of Mount Nebo Road West; thence East along a line parallel to and equidistant from said Northern right-of-way line of Mount Nebo Road West a distance of 500 feet to a point; thence North along a line parallel to and equidistant from the said Western Boundary of Ohio Township to a point on the Western boundary of said Township; thence South along said Western boundary to a point at the eastern most intersection of the Western boundary line and the Northern boundary line of said Township; thence West along said Northern boundary line to the place of beginning.

Section 7. The zoning map of the Township of Ohio on file in the Municipal Office of the Township shall be properly marked and identified to comply with the terms of this Ordinance.

Section 8. Any ordinances or parts of ordinances conflicting with the provisions of this Ordinance, are hereby repealed insofar as they conflict with the provisions hereof.

ORDAINED AND ENACTED into law this _____ day of _____, 1966.

ATTEST:

_____
Secretary

OHIO TOWNSHIP BOARD OF SUPERVISORS

_____
John Verduce, Chairman

_____
Thomas H. Jordan

_____
Robert Rossman