



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY. PENNSYLVANIA**

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**ORDINANCE NO. 01 OF 2019**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 ZONING, ARTICLE X, PED PLANNED ECONOMIC DEVELOPMENT DISTRICT OF THE SOUTH FAYETTE CODE; SECTION 240-57 AUTHORIZED USES, SECTION B. CONDITIONAL USES, SUBSECTION (1), PRINCIPAL USES TO PROVIDE FOR PET SERVICES ONLY IN COMBINATION WITH A KENNEL AS A CONDITIONAL USE WITHIN AN APPROVED PLANNED COMMERCIAL DEVELOPMENT COMPONENT IN THE PED PLANNED ECONOMIC DEVELOPMENT DISTRICT ; AND AMENDING CHAPTER 240 ZONING, ARTICLE XV EXPRESS STANDARDS AND CRITERIA FOR GRANTING CONDITIONAL USES AND USES BY SPECIAL EXCEPTION, SECTION 240-95 , STANDARDS FOR SPECIFIC USES, TO PROVIDE STANDARDS FOR THE APPROVAL OF PET SERVICES ONLY IN COMBINATION WITH A KENNEL WITHIN AN APPROVED PLANNED COMMERCIAL DEVELOPMENT COMPONENT IN THE PED PLANNED ECONOMIC DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Commissioners have reviewed the Conditional Uses within a Planned Commercial Development Component in the Planned Economic Development Zoning District; and

**WHEREAS**, the Planned Commercial Development Component in the Planned Economic Development Zoning District primarily exists in the Township with respect to the development of the Newbury Market development; and

**WHEREAS**, the Board of Commissioners has determined that pet services only in combination with a kennel as the terms are defined under the Township Zoning Ordinance should accompany one other as a conditional use within the Planned Commercial Development Component in the Planned Economic Development Zoning District and

**WHEREAS**, the existence of pet services together with a kennel as a conditional use would not be harmful to the health, safety and welfare of the Township or its residents as the same may be established in a Planned Commercial Development Component in the Planned Economic

Development Zoning District.

**NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED**, by the Board of Commissioners of the TOWNSHIP OF SOUTH FAYETTE, and it is **HEREBY ORDAINED and ENACTED** as follows:

1. The recitals set forth herein above are incorporated herein by reference.

2. Chapter 240 Zoning of the South Fayette Code, Article X, PED Planned Economic Development District of the South Fayette Code; Section 240-57 Authorized Uses, Section B. Conditional Uses, Subsection(1) Principal Uses is hereby amended by the addition of subsection (g) as follows:

[g] Within an approved planned commercial development component:

[1] pet services only in combination with a kennel, subject to § 240-95A(57).

3. Chapter 240 Zoning, Article XV Express Standards and Criteria for Granting Conditional Uses and Uses by Special Exception , Section 240-95, Standards for Specific Use, of the South Fayette Code is hereby amended by the addition of subsection (57), Pet Services only in Combination with a Kennel :

(57) Pet Services only in combination with a Kennel:

(a) No boarding units shall be permitted in any exterior location. Outdoor exposure for a pet shall be limited to less than 1 hour and no greater than three (3) times per day.

(b) Only one exterior exercise area shall be permitted and located to the rear of any facility away from any pedestrian walkways and primary parking fields. The exterior exercise area shall be limited to 50% of the gross indoor building space (The floor area within the inside perimeter of the exterior walls of the building) devoted to the Pet Services in Combination with a Kennel use.

(c) Any exterior exercise area shall have the following fencing requirements:

[1] The fence shall be at least seven feet in height;

[2] The fence shall be 100% opaque;

[3] Gates, if any, in the fence shall be secured with self-latching hardware; and

[4] The exterior side of the fence facing a parking area or sidewalk shall be buffered by a continuous, compact

evergreen hedge or line of evergreen shrubs, at a minimum width of five (5) feet, that will grow together when mature and that are a minimum of five feet in height at the time of planting;

- (d) Pets that are boarded at the facility for any time period shall be limited to domestic dogs and cats.
- (e) Pets shall not be walked at any time within the planned commercial development except for purposes of entering or leaving the facility.
- (f) All pet waste shall be separately bagged and disposed of as a solid waste by a professional waste management service.
- (g) All pet waste shall be continuously monitored daily in the exterior exercise area and waste shall be removed on a daily basis such that the exercise area shall be completely free of pet waste at the conclusion of operations each day.
- (h) Any exterior exercise area shall not be used before 7:00 A.M. or after 7:00 P.M. on any day.
- (i) The provisions set forth herein shall supersede the conditional use requirements for a Kennel as set forth in §240-95.

4. This Ordinance shall be in full force and effect from and after its passage and publication as required.

5. Any Ordinance or part of an Ordinance conflicting with the provisions of this Ordinance are hereby repealed insofar as they may affect this Ordinance.

6. If any provision of this Ordinance is held by any court of competent jurisdiction to be invalid, the remaining provisions shall remain in effect.

ORDAINED AND ENACTED INTO LAW this 9th day of January 2019.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE:

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John M. Barrett  
Township Manager/ Secretary

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Ray Pitetti, President  
Board of Commissioners

