



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE No. 2 of 2011

AN ORDINANCE AMENDING CHAPTER 240 “ZONING” OF THE TOWNSHIP CODE BY REVISING THE SECTIONS AS OUTLINED HEREIN: ARTICLE VIII, § 240-44, C, and ARTICLE IX, § 240-51, C, EACH DEFINED AS “AREA AND BULK REGULATIONS”.

WHEREAS, The Board of Commissioners of the Township of South Fayette on November 16, 1998, by Ordinance No. 409, adopted a codification of its Ordinances (hereinafter referred to as the “South Fayette Code”); and

WHEREAS, the South Fayette Code included a revised Zoning Ordinance and Official Zoning Map for the Township which is appended thereto; and

WHEREAS, on August 21, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Resolution Number 9 of 2000, the Township’s Comprehensive Plan Update; and

WHEREAS, on June 20, 2005, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6-2005, amendments of the Township’s Zoning Ordinance; and

WHEREAS, the Township of South Fayette has enacted a Zoning Ordinance to protect the public health, safety, and welfare of its residents, and

WHEREAS, the Board of Commissioners desires to replace in its entirety all of Chapter 240, Article XVIII “Signs” to amend requirements, regulations and enforcement of off-premise directional signs, and;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF THE SAME AS FOLLOWS:

SECTION I: Amendments & Changes

1. Amend Article VIII C-1 Limited Commercial District as outlined below.

- § 240-44. Area and Bulk Regulations – Replace Section ‘C. Maximum lot coverage: 45%’ with the following:

C Maximum Impervious Surface Coverage: 70%

2. Amend Article IX C-2 Highway Commercial District as outlined below.

- § 240-51. Area and Bulk Regulations – Replace Section 'C. Maximum lot coverage: 45%' with the following:

C Maximum Impervious Surface Coverage: 70%

SECTION II: Seperability & Conflict

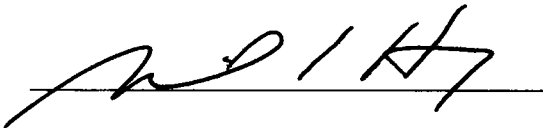
- a. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.
- b. All ordinances and parts of ordinances inconsistent with the terms of the Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistence and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.
- c. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.
- d. This Ordinance shall be in full force and effect from and after its passage and publication as required.

SECTION III: Effective Date

THIS ORDINANCE ORDAINED AND ENACTED AT A REGULARLY CONSTITUTED, DULY CONVENED MEETING OF THE BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, THIS 21 Day of March, 2011.

Attest:

TOWNSHIP OF SOUTH FAYETTE



By: Thomas Sray
Thomas Sray
BOARD OF COMMISSIONERS