



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE No. 6 of 2011

AN ORDINANCE AMENDING CHAPTER 240 "ZONING" OF THE TOWNSHIP CODE BY REVISING THE SECTIONS AS OUTLINED HEREIN: ARTICLE VII, § 240-112, C, RELATING TO THE TOWNSHIP'S CURRENT PARKING REQUIREMENTS FOR MULTI-FAMILY DEVELOPMENTS.

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 has been amended from time to time; and

WHEREAS, a planning commission has reviewed and recommended approval of the proposed amendment; and

WHEREAS, on December 12, 2011, the Board of Commissioners of the Township of South Fayette held a public hearing on the proposed ordinance amendment; 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 Chapter 240, Article XVII, §240-112, C of its codification of Ordinances.

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 VII R-4 Neighborhood Residential District as outlined below.**

§ 240-112. Off-street parking requirements.

Any new use or change of use in any zoning district shall comply with the following minimum requirements for the provision of off-street parking spaces:

- A. When the calculation of required parking spaces results in a requirement of a fractional parking space, any fraction shall be counted as one parking space.
- B. Where more than one use exists on a lot, parking requirements for each use shall be provided.
- C. The following Table of Parking Requirements specifies the number of spaces required for various categories of uses in any Zoning District:

Table of Parking Requirements

Use	Parking Spaces Required
Single-family and two-family dwellings	Two parking spaces per dwelling unit
Triplex, fourplex, garden apartments, mid-rise apartments, high-rise apartments, townhouse or mobile home park	1.5 parking spaces for one-bedroom unit, 2.25 parking spaces for two-bedroom unit and 2.5 parking spaces for three-bedroom and larger units.
Community centers in an open space design option or subdivision	One space for each 10 dwelling units in the development
Agriculture	One space per employee
Agricultural, nursery or greenhouse sales	One space per employee plus one space for each 400 square feet of growing and display area accessible to the public
Kennel	One space per employee plus one space for each four individual kennel spaces
Mineral removal	One space for each employee on the two largest shifts, combined
Churches	One space per four seats or each 80 lineal inches of pew, or if there are no pews or seats, one per 15 square feet of floor area used for assembly

SECTION II: Severability & 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 inconsistency 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 CONVENEED MEETING OF THE BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, THIS 19th Day of December, 2011.

Attest:

TOWNSHIP OF SOUTH FAYETTE



Marshall W. Bond
Interim Township Manager

By: 

Thomas Sray, President
Board of Commissioners