



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

ORDINANCE NO. 02 OF 2019

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY RECLASSIFICATION OF THE ZONING OF BLOCK AND LOT NUMBERS 491-H-11;491-H-9; 491-H-10;491-H-18 AND 406-E-1 FROM R-3 TO C-1.

**WHEREAS**, on February 18, 2002, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 2 of 2002 that contained certain amendments to the Township's Zoning Map which rezoned certain properties; and

**WHEREAS**, the Township intended to include Block and Lot numbers 491-H-11; 491-H-9; 491-H-10;491-H-18 and 406-E-1 (then known as 9946-X-1602; 9946-X-1305; 9946-X-50480; 9946-X-82992 and 9946-X-50037) in Ordinance Number 2 of 2002 and reclassify them from their then R-3 Zoning Classification to a C-1 Zoning Classification.

**WHEREAS**, after study, review, public comment, notice and public hearings, pursuant to the Municipalities Planning Code, as codified at 53 P.S. §10101, et. seq., the South Fayette Code and other applicable laws of the Commonwealth of Pennsylvania, the Board of Commissioners of the Township of South Fayette have determined that it is in the interest of public health, safety and welfare to confirm the correct zoning district designation for the properties herein described and to amend the Official Zoning Map to reflect the appropriate zoning district designation of the properties as described therein; and

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

1. The zoning of Block and Lot numbers 491-H-11;491-H-9; 491-H-10;491-H-18 and 406-E-1 are hereby are hereby rezoned from their current R-3 Zoning Classification to a C-1 Zoning Classification. A Map depicting the location of the Properties is attached as Exhibit "A".

2. The Official Zoning Map of the Township of South Fayette shall be changed to reflect the confirmed corrections, zoning changes.

3. 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.

4. All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the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.

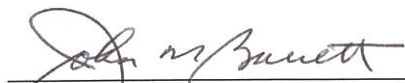
5. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.

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

ORDAINED AND ENACTED INTO LAW, this 13<sup>th</sup> day of February, 2019.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE:

  
\_\_\_\_\_  
JOHN BARRETT  
TOWNSHIP MANAGER/SECRETARY

  
\_\_\_\_\_  
RAYMOND PITETTI, CHAIRMAN  
BOARD OF COMMISSIONERS

Parcel ID : 0406-E-00001-0000-00  
Property Address : OAKDALE RD  
OAKDALE, PA 15071  
Alternate ID : 9946-X-01602-0000-00

Municipality : 946 South Fayette  
Owner Name : BIBER ROBERT

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a property lines.

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