



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY**

ORDINANCE No. 12 of 2008

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 CHANGING THE ZONING OF THE FOLLOWING PROPERTIES, AS MORE PARTICULARLY DESCRIBED AS ALLEGHENY TAX IDENTIFICATION NUMBERS 9946-X-50176 (3.94 Acres), AS FOLLOWS: from R1 (Rural Residential) to B1 (Business District).

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 December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6-2000, amendments of the Township's Zoning Ordinance; and

WHEREAS, on June 20, 2005 Board of Commissioner of the Township of South Fayette amended the Zoning Ordinance by adopting Ordinance Number 07-2005 Updating and Amending the Township's Official Zoning Ordinance in it entirety; and

WHEREAS, after study, review, public comment, notice and public hearing, 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 rezone the properties, as detailed on Exhibit "A" and to amend the Official Zoning Map to change the zoning districts of the properties as described herein.

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

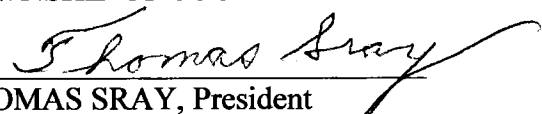
1. The zoning of the properties, as more particularly set forth in Exhibit "A", are hereby changed from their existing zoning classification to the new zoning classification as detailed therein. A true and correct copy of Exhibit "A" is attached hereto and is incorporated by reference herein.
2. The Official Zoning Map of the Township of South Fayette shall be changed to reflect these 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 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.
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 17TH DAY OF November 2008.

Attest:


MICHAEL W. HOY
Township Manager

TOWNSHIP OF SOUTH FAYETTE

By: 
THOMAS SRAY, President
S.F. Twp. Board of Commissioners

"EXHIBIT" 'A'

SCALE: 1" = 200'

N/F
 ABELE' ASSOCIATES IV
 PARCEL "V"
 D.B.V. 10507 PG. 276
 TAX PARCEL# 323-M-2
 ZONED B-1

N/F
 ABELE' ASSOCIATES V
 PARCEL NO. 1
 D.B.V. 10584 PG. 307
 TAX PARCEL# 323-M-1
 ZONED R-1

AREA TO BE REZONED
 TO B-1

171,696 SQ. FT. 3.94 ACRES

Tax ID No.
 9946-X-
 50176

ALLEGHENY POWER CO.
 100' RIGHT OF WAY

ABELE' ROAD 50'

50' BUILDING LINE

EX. BLDG.

EX. BLDG.

EX. BLDG.

EX. BLDG.

PARCEL "L1"
 ABELE' BUSINESS
 PARK PHASE V
 ZONED B-1

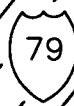
N/F
 JAMES D. VILLANI
 PARCEL "L"
 ABELE' BUSINESS PARK
 PHASE IV 2nd REVISION
 P.B.V. 210 PG. 156

PARCEL "L1R"
 ABELE' BUSINESS
 PARK PHASE V
 ZONED R-1

N/F
 ST. GEORGE SYRIAN-AMERICAN
 ORTHODOX CHURCH
 TAX PARCEL# 398-C-005
 ZONED R-1

N/F
 D. BROCE
 TAX PARCEL# 398-C-003
 ZONED R-1

N/F
 COMMONWEALTH OF PENNSYLVANIA
 LEGAL RIGHT OF WAY I-79



P.O.B.

N03°58'20"E 347.23'
 N02°45'40"W 195.40'

S59°07'56"W 559.07'

566.24'

S30°52'04"E 60.68'

599.92'

DATE: 09/08/2008

SHEET 1 OF 1

ZONING EXHIBIT 'A'

BEING A PORTION OF PARCEL NO. 1
 RECORDED IN D.B.V. 10584, PG. 307

SITUATE
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PENNSYLVANIA

ABELE' ASSOCIATES V

2550 WASHINGTON ROAD
 PITTSBURGH, PA 15241

R.A. Smith National

Beyond Surveying
 and Engineering

300 CORBET STREET, SUITE 2008 TARENTUM, PA 15084
 724-224-2330 Fax 724-224-5254, www.rasmithnational.com

© COPYRIGHT 2008
 R.A. Smith National, Inc.

V:\3080104 - Abele' Business Park\dwg\
 Zoning Exhibit.dwg

