



**SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA  
ORDINANCE No. 01 of 2009**

**AN ORDINANCE AMENDING CHAPTER 240 “ZONING” OF THE TOWNSHIP CODE BY REVISING THE SECTIONS AS OUTLINED HEREIN: ARTICLE VI, § 240-30, B (1), DEFINED AS “AREA AND BULK REGULATIONS”, ARTICLE XVI, § 240-99, C (9) (a), and ARTICLE XVI, § 240-99, C (9) (b); EACH DEFINED AS “SUPPLEMENTAL 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 VI – R3 Medium Density Residential District as outlined below.**

- § 240-30. Area and Bulk Regulations – Replace Section ‘B’ (1) with the following:
  - (1) Single-family dwelling:
    - (a) Without public sewers: 150 feet.
    - (b) With public sewers: 80 feet.

**2. Amend Article XVI – Supplemental Regulations as outlined below.**

- § 240-99, C (9) (a) – Replace Section (a) with the following:
  - (a) R1, R2 and R3 Districts - No detached garage or storage structure accessory to a dwelling shall be located in the minimum required front yard. Detached garages and storage structure accessory to a dwelling shall be located at least 10 feet from any side or rear property line if the floor area of the structure is 900 square feet or less. If the floor area of the structure is more than 900 feet, the structure shall be located at least 15 feet from any side or rear yard.

R4 District - No detached garage or storage structure accessory to a dwelling shall be located in the minimum required front yard. Detached garages and storage structure accessory to a dwelling shall be located at least 5 feet from any side or rear property line, regardless of the floor area.

- § 240-99, C (9) (b) – Replace the table in Section (b) with the following:

<b>Size of Lot (square feet)</b>	<b>Maximum Floor Area of All Accessory Structures (total square feet)</b>
Up to 20,000	900
20,001 - 40,000	1,000
40,001 – 5 Acres	1,200
Over 5 Acres	Unlimited

The sum of all principal and accessory structures on the lot shall not exceed the maximum allowable lot coverage for the district in which the lot is located.

**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 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 CONVENED MEETING OF THE BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, THIS 16th Day of February, 2009.

Attest:

TOWNSHIP OF SOUTH FAYETTE

\_\_\_\_\_  
Michael W. Hoy  
Township Manager

By: \_\_\_\_\_  
Thomas Sray, President  
Board of Commissioners