

SEWICKLEY HILLS BOROUGH

ORDINANCE NO. 2 OF 2008

An Ordinance amending the Zoning Ordinance Number 1 of 1995, Section 12.5.1 subsection c net density and Section 12.5.2.

BE IT ORDAINED AND ENACTED by the Council of the Board of Sewickley Hills, Allegheny County, Pennsylvania, and it is ordained and enacted by the Authority of the same:

Section1: Section 12.5.1 subsection C shall be amended to read:

- C. Net Density: That ratio of the total number of dwelling units to the acreage within a given tract of land devoted to or proposed for residential use, including streets, rights of ways, parking areas, and adjacent corner open space, which abuts and serves all residences. Excluded from the area calculation are those undevelopable areas and grades (slopes) of twenty-five 25% or greater, wetlands, land in a flood plan and those areas preserved from further development by virtue of their significance or unique natural amenity.

Section 2: Section 12.5.2 shall be amended to read:

Net density shall not exceed on (1) dwelling unit per buildable acre in the "B" Residential and "C" Residential zoning districts. Net density shall not exceed six (6) dwelling units per net buildable acre in the Residential "D" zoning district. Borough Council reserves the right to make the net density level more restrictive in any part of a PRD where it determines that:

- A. The grade of any part of the land area, prior to development, is twenty-five (25%) or greater; or
- B. There is unsafe or inadequate vehicular access to the Development, or
- C. Traffic congestion of adjoining highways, streets or roads will be generated which is beyond the safe carrying capacity thereof as determined by accepted standards; or

D. There is any other unsafe condition created by any part of the developer's proposed density level.

ORDAINED AND ENACTED into Law by the Borough Council of Sewickley Hills, this 8 day of September, 2008.

ATTEST:


Betsy Rogers
Secretary

SEWICKLEY HILLS
BOROUGH COUNCIL

Thomas D. Reubell
President

Approved and accepted this 8TH day of SEPTEMBER, 2008.

C. L. Morgan
Mayor