

**ORDINANCE NO. 2 of 2012**

ORDINANCE NO. 2 OF 2012 Repealing SECTIONS 6.3.7, 7.2.1(C), 12.1.1, 12.1.2, AND 12.5.5 OF ZONING ORDINANCE NUMBER 1 OF 1995 AS AMENDED AND AMENDING SECTIONS 12.1.1, 12.1.2, AND 12.5.5 OF THE ZONING ORDINANCE NUMBER 1 OF 1995 BY ELIMINATING PLANNED RESIDENTIAL DEVELOPMENTS (PRDs) AS A CONDITIONAL USE IN RESIDENTIAL DISTRICT "B" AND AS A PERMITTED USE IN RESIDENTIAL DISTRICT "C".

THE COUNCIL OF THE BOROUGH OF SEWICKLEY HILLS, ALLEGHENY COUNTY, PENNSYLVANIA, HEREBY ORDAINS AS FOLLOWS:

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:

ORDINANCE No. 1 of 1995, zoning ordinance is hereby amended as follows:

Section 1: Section 6.3.7 of Zoning Ordinance Number 1 of 1995 is repealed.

Section 2. Section 7.2.1(C) of Zoning Ordinance Number 1 of 1995 is repealed.

Section 3. Section 12.1.1 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.1.1 Purpose: The purpose of the Planned Residential Development (PRD) regulations is to permit residential development as a permitted use in the "D" Residential District which is more creative and imaginative than is generally possible under conventional zoning district controls and subdivision requirements. Further, these regulations are intended to promote economical and efficient use of the land while providing a compatible blend of housing types, amenities and community facilities of high quality, oriented to the specific development site and preservation of the natural scenic qualities of open areas.

Section 4. Section 12.1.2 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.1.2 Application: A PRD may be permitted in the "D" Residential zoning districts subject to the standards, restrictions, qualifications, criteria, requirements, conditions, regulations and procedures enumerated in this Article, and as set forth in this ordinance. Certain provisions of this ordinance and the respective Subdivision and Land Development Ordinance #1 of 1990 shall not be applied to PRD proposal accepted

for review, except when specifically indicated by the provisions contained herein.

Section 5. Section 12.5.5 of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

12.5.5 Permitted Uses:

- A. Land and buildings in a Planned Residential Development may be used for the following purposes:
  - (1) Single family, detached dwelling (“D” Residential Districts).
  - (2) Duplex, triplex, and quadraplex (“D” Residential District).
  - (3) Townhouse- Six (6) per building, maximum (“D” Residential Districts).
  - (4) Apartment-Eight (8) per building, maximum (“D” Residential District).
  - (5) Recreation facilities which are for the use of residents of the development and which shall only include hiking, walking or bicycle trails, tennis, paddle tennis, basketball and volleyball courts, putting greens, swimming pool and related facilities; and such additional recreational uses as deemed appropriate by the Borough.
- B. All buildings and structures on the perimeter of the development must be well-screened in a manner approved by the Borough.
- C. Each PRD shall be planned as an acceptable unitary land development plan, usable common open space, site related vehicular and pedestrian circulation systems and preservation of significant natural features.

Section 6. That any ordinance or part of any ordinance conflicting with the terms of this Ordinance be and the same is hereby repealed to the extent that such a conflict exists.

Section 7. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared as the intent of the Council of Sewickley Hills that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED AND ENACTED into Law by the Borough Council of Sewickley Hills, this 11<sup>th</sup> day of DECEMBER, 2012.

ATTEST:

SEWICKLEY HILLS  
BOROUGH COUNCIL

Liane Stueh  
Secretary

Cynthia P. Phillips  
President

Approved and accepted this 11<sup>th</sup> day of DECEMBER, 2012.

[Signature]  
Mayor