

BOROUGH OF SEWICKLEY HILLS

ORDINANCE No. 4 of 2011

AMENDING ORDINANCE No. 1 OF 1995 The Zoning Ordinance

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1 BY AMENDING ARTICLE IX CI COMMERCIAL INDUSTRIAL DISTRICT REGULATIONS BY ADDING SECTION 9.7 BOUNDARY TOLERANCE PROVIDING FOR THE EXTENSION OF USES IN THE COMMERCIAL INDUSTRIAL ZONING DISTRICT INTO THE MORE RESTRICTIVE ZONING DISTRICTS WHEN A LOT IS DIVIDED BY A ZONING DISTRICT BOUNDARY LINE.

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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SEWICKLEY HILLS, COUNTY OF ALLEGHENY PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY IT WITH AUTHORITY OF THE SAME:

ORDINANCE No.1 of 1995, Zoning Ordinance is hereby amended as follows:

**SECTION A.** Article IX CI Commercial Industrial District shall be amended by adding the following Section 9.7.

**Section 9.7 Boundary Tolerance**

Where a lot, held in single and separate ownership at the effective date of this Ordinance, is divided by a district boundary line, other than a boundary line of the Flood Plain (FP) District, the uses permitted in the Commercial Industrial District (CI) district may extend into that portion of said lot in the more restrictive district to the nearest lot line but in no case a greater distance than ninety-five (95) feet, so long as full use is made of the less restricted area before extension into the more restrictive area of said lot, PROVIDED, however, that in no case shall the uses of the CI District be permitted to extend for any distance into a Flood Plain, into a Conservation Overlay District, or into wetlands, ponds or water-courses.

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B.** That any ordinance or part of any ordinance conflicting with the terms of this Ordinance be and the same is hereby repealed to the extent that such a conflict exists.

**ORDAINED AND ENACTED** into Law by the Borough Council of Sewickley Hills,  
this 14<sup>th</sup> day of NOVEMBER, 2011.

**ATTEST:**

**SEWICKLEY HILLS  
BOROUGH COUNCIL**

Miana Stule  
Secretary

Thomas Keelbeel  
President

Approved and accepted this 14<sup>th</sup> day of NOVEMBER, 2011.

D. J. Mill  
Mayor