

ARTICLE I
PURPOSE AND AUTHORITY

Section 1.1 Title

This ordinance shall be known and may be cited as the Borough Of Sewickley Hills Zoning Ordinance, and the Zoning Map attached and adopted as part of this ordinance shall be known as the Borough Of Sewickley Hills Zoning Map.

Section 1.2 Purpose

The purpose of this ordinance is to promote, protect and facilitate the public health, safety, morals and general welfare of the inhabitants of Borough Of Sewickley Hills by:

- 1.2.1 Encouraging and facilitating the orderly, coordinated and practical development of the area;
- 1.2.2 Lessening the danger and congestion of traffic on the roads and highways and providing for adequate off-street parking and loading for all land uses;
- 1.2.3 Securing safety from fire, panic, flood and other dangers;
- 1.2.4 Providing for adequate light and air;
- 1.2.5 Providing such distribution of population and utilization of land as will facilitate the provision of transportation, water, drainage, sanitation, educational and other public facilities;
- 1.2.6 Secure recreational opportunities and the protection of natural resources and the environment;
- 1.2.7 Establishing building lines and the locations of buildings or structures designed for appropriate uses within such lines to prevent overcrowding;
- 1.2.8 Dividing the area into zones and districts restricting and regulating the location, construction, reconstruction, alteration and use of buildings and structures and to conserve land, building and structure values, to protect the tax base, secure economy in governmental expenditures and provide for variety and quality in land uses;
- 1.2.9 Providing housing opportunities consistent with the area's population growth and housing demand, present and future;
- 1.2.10 Providing for the regulation of nonconforming uses, buildings and structures; and
- 1.2.11 Encouraging the conservation of non-renewable energy sources through the use of efficient building methods;
- 1.2.12 Providing for the timely, equitable and efficient administration of the provisions, regulations and restrictions hereof.

Section 1.3 Statement of Community Development Goals and Objectives

This ordinance has been prepared in consideration of the character of the Borough, with the recognition of the presence of environmental constraints which indicate a growth management approach based on the significant occurrence within the Borough of steep slopes and soils unsuitable for either construction or for on-lot disposal septic systems. The Borough's Comprehensive Development Plan is recognized as a source document and all development proposals shall be in compliance with the goals stated therein. Elements considered in the preparation of this ordinance include existing land use patterns, the character of the remaining undeveloped land and the capacity of the community's basic infrastructure to support additional development. Consideration has also been given to development activities and trends in the area surrounding the Borough. The purpose of the ordinance is to guide future growth and development within the Borough in accordance with the following goals and objectives:

- 1.3.1 To preserve the quality of life within the Borough's residential neighborhoods;
- 1.3.2 Retain the rural character of the Borough through the application of growth management techniques;
- 1.3.3 Pursue land use policies which emphasize creative treatment of existing conditions and result in low-impact development;
- 1.3.4 Continue to monitor the condition and type of Borough housing through permit tracking and survey instruments;
- 1.3.5 To undertake physical improvements to the man-made landscape that will create a better community and improve the attractiveness of the Borough as a place to live and work;
- 1.3.6 To preserve the natural qualities and characteristics of land that is unsuitable for development;
- 1.3.7 To provide citizens and prospective developers with a clear understanding of the Borough's land use decision making process;
- 1.3.8 To encourage citizen participation in the land use decision making process.

Section 1.4 Authority

The authority to promulgate the local regulation of land use and related activities is provided for through Act 247 of 1968, the Pennsylvania Municipalities Planning Code, Act 170 of 1988, and all subsequent amendments thereto.

Section 1.5 Conformance and Permits

After the effective date of this ordinance, except for existing legal non-conforming uses or structures, no structure or building shall be erected, reconstructed, structurally altered, enlarged or moved, and no structure, building or land shall be used, occupied or designed to be used unless in conformity with the regulations specified herein for the zoning district in which it is located and with all other applicable provisions of this ordinance, and then only after applying for and securing all permits, licenses and approvals required by all laws, ordinances, resolutions, regulations and codes. Specifically noted are Borough Ordinances #1 of 1990, Subdivision and

Land Development, #2 of 1990, Grading, Excavation and Fill, and #3 of 1990, Stormwater Management.

Section 1.6 Conflict

Where a provision of this ordinance is found to be in conflict with a provision of any other land use ordinance or code, applicable health, building, housing or safety regulation, or any other ordinance, resolution or regulation, on or after the effective date of this ordinance, the provision which establishes the more restrictive standard for protection of the health, safety and welfare of the people shall prevail.

Section 1.7 Severability

Should any part, section or provision of the ordinance be declared, determined or ruled invalid or invalid as applied, such declaration, determination or ruling shall not affect the validity of the ordinance as a whole or any part hereof other than the part expressly so stated to be invalid or invalid as applied, and all other provisions of the ordinance shall continue to be separately and fully effective.