

ARTICLE X I

CO CONSERVATION OVERLAY DISTRICT REGULATIONS

Section 11.1 Purpose

Due to occurrence of areas throughout the Borough exhibiting slopes in excess of twenty five percent (25%) grade, this District is established in order to protect existing residential development and to preserve those environmental characteristics which prevent accelerated erosion and sedimentation, stormwater damage and impact negatively on the Borough infrastructure.

Section 11.2 Location

This District encompasses areas included in each of the established zoning districts in Sewickley Hills Borough. The specific areas in each district are those areas which are identified in the Sewickley Hills Borough Comprehensive Development Plan, adopted in 1991, on Representational Map #VI, Developable Areas. Those areas identified as twenty-six percent (26%) slope or greater are considered, for the purpose of this overlay designation, to be areas within the Borough where the conservation of environmental characteristics is warranted. Where the exact location of the overlay boundary is in question, the Borough Engineer shall determine its location relative to a specific proposal for development based on the presence of slopes as herein described.

Section 11.3 Development Restricted

- 11.3.1 Earth disturbance activities as a precedent to development are hereby prohibited in those areas included in this overlay district, except as to 11.3.2..
- 11.3.2 The grading and construction of private driveways, utility lines or access roads through these areas shall be commenced only after review and approval by the Borough Engineer.

Section 11.4 Variance Procedure

In the event that a property owner is prohibited from erecting a structure because of the conservation district designation, an appeal to the Zoning Hearing Board may be taken.

- 11.4.1 The applicant must demonstrate that the construction proposed can be completed in accordance with accepted engineering practices.
- 11.4.2 A report from the Borough engineer shall be required either recommending approval or denial of said application for a variance to permit construction.