



**TOWNSHIP OF NORTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 503**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ITS ZONING ORDINANCE, TO INCLUDE VARIOUS REVISIONS RELATIVE TO PUBLIC AND PRIVATE IMPROVEMENTS CODE.**

- WHEREAS,** the Municipalities Planning Code (MPC), 53 P.S. §10101 et seq., authorizes the Township of North Fayette (hereinafter referred to as the “Township”) to regulate zoning and land use in the Township; and
- WHEREAS,** Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, (hereinafter referred to as the “Zoning Ordinance”) regulates zoning and land use in the Township consistent with the requirements of the MPC in order to maintain, preserve, and protect the public health, safety, and welfare; and
- WHEREAS,** upon the recommendation of Township Staff and the Planning Commission, the Board of Supervisors seeks to amend various provisions of its Zoning Ordinance to correspond with the Public and Private Improvements Code; and
- WHEREAS,** the Township has, in accordance with the requirements of the MPC, submitted the proposed Zoning Ordinance amendment to the Allegheny County Planning Agency, for review and comment; and
- WHEREAS,** the Planning Commission reviewed this proposed amendment to the Zoning Ordinance and recommended its adoption at the Commission’s July 7, 2022 meeting; and
- WHEREAS,** the Township duly advertised the time, place, and date of the public hearing on July 24, 2022, and July 31, 2022, in the Pittsburgh Post-Gazette; and
- WHEREAS,** the Board of Supervisors held a duly noticed and advertised public hearing on August 9, 2022 to review and accept public comments on the proposed amendment; and
- WHEREAS,** the Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township Solicitor, the Township Engineer, the Township Planning Consultant, the Director of Community Development, the Township Planning Commission, and the Allegheny County Planning Agency, finds that enactment of the proposed Zoning Ordinance amendment to be consistent with the MPC, the Comprehensive Plan, and the Zoning Ordinance, and will be beneficial to the health, safety, and welfare of the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors for the Township of North Fayette, and it is hereby ordained and enacted by the authority of the aforesaid as follows:

### **SECTION 1. AMENDMENTS TO THE TOWNSHIP ZONING ORDINANCE**

That the Official Zoning Ordinance, as codified as Chapter 27 of the Township Code of Ordinances, is hereby amended, as follows:

Revisions in this section will appear as follows: struck out for items removed and underlined for items added.

#### § 27-307. Landscaping.

##### 1. General.

- D. At least one deciduous tree must be planted for each dwelling unit. On newly created single-family detached residential lots, the minimum of one deciduous street tree shall be planted in the front yard, reduced setback will allow building ten (10') feet from front lot line. ~~no closer than 15 feet from the front lot line.~~ The species and size of said tree(s) shall be selected from the list of permitted street trees found in Appendix D<sup>45</sup> of this chapter.

#### § 27-313. Street Trees and Landscaping.

4. Street trees shall be a minimum of ~~1.5~~ two (2") inches DBH in accordance with American Nursery Association standards and shall be planted in accordance with accepted landscape conservation practices. ~~All required street trees shall be a minimum of 10 feet in height at the time of planting, as measured from the ground adjacent to the planted tree to the top of the tree.~~ All street trees shall be selected from, and comply with, the list of permitted street trees found in Appendix E.<sup>46</sup>

#### § 27-314. Bicycle Racks.

2. Bicycle racks shall be installed and maintained at each building, nearest to the building entrance as possible, using concrete footing. The bike racks shall be black in color as specified by the Township Public and Private Improvement Code. ~~See Appendix A<sup>49</sup> for sample photos of acceptable bike racks.~~ Bicycle racks are not required for new single-family dwelling units.

#### § 27-503. Streetscape Enhancement Overlay District.

##### 1. Lighting.

- C. The Township-approved streetlighting to be used as specified in the SALDO<sup>57</sup> and the Township Public and Private Improvements Code. ~~Township Minimum Construction Standards.~~

#### § 27-904. Off Street Parking Design.

2. Access.

- C. Access to off-street parking areas shall be limited to well-defined locations, and in no case shall there be unrestricted access along the length of a street. The street frontage shall be curbed in accordance with the Township Public and Private Improvements Code, Appendix A<sup>22</sup>, the Township Specifications for Street Construction, and the Township of North Fayette Minimum Construction Standards and Details, as amended.

**SECTION 2: SEVERABILITY.**

That 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 Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 3: CONFLICT.**

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 4: EFFECTIVE DATE.**

That this Ordinance shall take effect immediately upon enactment as provided by law.

**ENACTED AND ORDAINED into Law this the \_\_\_\_ day of \_\_\_\_ 2022.**

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE**

\_\_\_\_\_  
James R. Mangan  
Township Manager

\_\_\_\_\_  
James Morosetti  
Chairman, Board of Supervisors