

ORDINANCE NO. 07-03

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF TARENTUM, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 265 OF THE CODE OF THE BOROUGH, ENTITLED "ZONING" TO PROVIDE FOR NEIGHBORHOOD RETAIL CENTERS AS A CONDITIONAL USE WITHIN THE R-2A RESIDENTIAL DISTRICT, AND TO PROVIDE EXPRESS STANDARDS FOR NEIGHBORHOOD RETAIL CENTERS WITHIN THE R-2A RESIDENTIAL DISTRICT.

WHEREAS, the Borough Council wishes to provide for small, neighborhood-oriented shops in the R-2A Residential District, as a Conditional Use, subject to the conditional use procedures of the Borough Zoning Code; and

WHEREAS, the Borough Council further wishes to provide express standards for small, neighborhood-oriented shops within the R-2A Residential District; and

WHEREAS, the Borough Council desires that the Zoning Code of the Borough of Tarentum be in conformance and consistent with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, on December 12, 2006, an amendment to the Zoning Code of the Borough of Tarentum to such effect was reviewed by the Planning Commission; and

WHEREAS, the amendment was sent to the County of Allegheny

Department of Economic Development and comments from that department have been reviewed by the Borough Council; and

WHEREAS, the Borough Council will hold a duly advertised public hearing concerning the amendment on January 15, 2007; and

WHEREAS, the Borough Council has given careful consideration to all public comments and has determined that adoption of the amendment promotes and protects the health, safety and welfare of the inhabitants of the Borough and the general public and will further encourage and maintain the most appropriate use of lots and facilitate the orderly growth and expansion of the Borough.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF TARENTUM, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Section 265-7.B of the Zoning Code is amended by adding the following new definition:

NEIGHBORHOOD RETAIL CENTER - A structure of not more than one (1) story, and not more than 15,000 square feet (gross floor area) which may contain one or more retail and service businesses, dry cleaning shops (pick up and delivery only), professional offices, medical offices and eating establishments such as pizzerias, bakeries, cafes and sandwich or coffee shops but specifically excluding any eating establishment licensed to serve alcoholic beverages.

SECTION 2: Section 265-34 is added to the Zoning Code reading as follows:

Neighborhood Retail Center.

(1) The minimum lot area shall be not less than one and one quarter (1.25) acres.

(2) Parking shall be provided at a minimum ratio of one (1) parking space per 200 square feet of gross floor area and shall be on the same lot as the Neighborhood Retail Center itself; no on-street parking shall be permitted.

SECTION 3: The Schedule of District Regulations for the R-2A Residential District is amended by adding to the list of Conditional Uses the following:

Neighborhood Retail Center

SECTION 4: Any ordinance or ordinances conflicting with the provisions of this Ordinance be and the same are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED INTO LAW this 15 day of January, 2007.

ATTEST:

BOROUGH OF TARENTUM

William Rossey
William Rossey,
Borough Manager

Cal J. Magrath Jr.
President of Council

EXAMINED AND APPROVED this 15 day of January, 2007.

James E. Wolfe
James Wolfe, Mayor