

**TOWNSHIP OF O'HARA  
ALLEGHENY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF O'HARA AMENDING THE ZONING ORDINANCE NO. 1091 BY ADDING A NEW ARTICLE VI-A TO CREATE AN R-4 SPECIAL MODERATE DENSITY RESIDENTIAL DISTRICT AND ESTABLISHING REGULATIONS AND PERFORMANCE STANDARDS; AND AMENDING ARTICLE XI TO INCLUDE STANDARDS AND REQUIREMENTS IN THE R-4 DISTRICT**

The Township of O'Hara hereby ordains:

**WHEREAS**, the Township Council has proposed amendments to the Zoning Ordinance to permit a special moderate density residential district and provide for standards and requirements; and

**WHEREAS**, the northwestern quadrant is the largest area in the Township with potential for development; and

**WHEREAS**, the 2013 Township Comprehensive Development Plan recognizes the northwestern quadrant in the Township as an area with constraints to development primarily due to floodplains, steep slopes and high landslide risk (Chapter 10); and

**NOW, THEREFORE, BE IT ORDAINED** that:

SECTION 1. The Township of O'Hara enacts Article VI.A of the Township Zoning Ordinance as follows:

**Section 72-6.A.1 Purpose**

The R-4 Special Moderate Density Residential District is hereby established in order to provide for moderate residential, compatible nonresidential uses, agricultural, public recreation, and appropriate accessory uses while protecting environmentally sensitive areas of land and streams without significant intrusion. The R-4 Zoning District shall include land exhibiting steep slopes, high landslide risk, as well as land in close proximity to natural watercourses.

**Section 72-6.A.2 Permitted Uses**

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

**A. Principal Uses:**

1. Agricultural operations (See Section 72-13.90)
2. Single-family dwellings
3. Municipal Parks

4. Group Home, as defined
5. Forestry

**B. Accessory Uses:** (See Section 72-13.98)

1. Private Garages
2. Garden or storage sheds and shelters
3. Essential services, as defined
4. Satellite dishes, Dish and Radio Antennae
5. Swimming pools
6. Signs (See Article XV)
7. Fences, walls and retaining walls (See Section 72-13.91)
8. No Impact Home Based Business (See Section 72-13.101)
9. Amateur Radio Communications Towers (by Special Exception - See Section 72-18.155.B).
10. Solar Energy Facility
11. Wind Energy Facility
12. Geothermal Energy Facility

**Section 72-6.A.3 Conditional Uses**

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes, subject to the granting of a conditional use pursuant to procedures established in the Zoning Ordinance.

- A. Fire and emergency medical equipment facilities.
- B. Public utility facilities
- C. Parks (public recreation) (See Section 72-13-111)

**Section 72-6.A.4 Planned Development Uses in R-4:**

A lot or parcel may be used and a building or structure may be erected and used subject to the granting of tentative and final approval of a Planned Development pursuant to the procedures established in the Zoning Ordinance.

- A. Lot averaging “LA Developments (see Article XI.)

**Section 72-6.A.5 Parking Requirements**

All uses requiring off-street parking shall comply with the provisions of Article XIV applicable to that use.

**Section 72-6.A.6 Lot Area, Yard and Height Requirements:**

The minimum lot areas, minimum lot width, minimum front yard, minimum width of each side yard and the maximum height for permitted principal uses shall be as follows:

- A. Minimum lot area 30,000 sq. ft.
- B. Minimum lot width 125 ft.
- C. Minimum depth front yard 40 ft.
- D. Minimum depth rear yard 40 ft.
- E. Minimum width side yard 20 ft.
- F. Maximum height of structure 30 ft.
- G. Bulk: Maximum building coverage 20%
- H. Permitted accessory structures shall be located no closer than ten feet (10') to the side or rear property line.
- I. No accessory structure in a residential district shall be located in any front yard in accordance with Section 72-13.98.D.
- J. Conditional uses shall be situated on lots in compliance with the minimum area, dimensions and setbacks, established for permitted uses.

**Section 72-6.A.7 Performance Standards**

All permitted, conditional and accessory uses shall comply with the performance standard provisions of Article XVII, applicable to that use.

A traffic study shall be required for all nonresidential uses or developments which generate fifty (50) or more a.m. or p.m. peak hour trips and for all residential uses or developments which generate one hundred (100) or more average weekday vehicle trip ends.

The Traffic Study shall be prepared by a registered traffic engineer and shall show with specificity the amount of traffic which will be generated by the proposed development and the feasibility of accommodating such traffic on adjacent streets. The study shall:

- A. Detail the short term and long term impact of the proposed commercial development on the street system of a transportation impact area which area shall be determined by the Township Engineer.
- B. Include data on existing street conditions in the impact area, including roadway width, condition, traffic volume and flow, projected levels of service, operating speeds, land use conflicts and safety.
- C. Provide five (5) year and twenty (20) year forecasts of the average daily vehicle trips which will be generated by the proposed commercial development plan and distribute and assign these trips to the most probable travel paths over the adjacent street system.
- D. Identify measures needed to safely accommodate the future traffic and the means for implementation of such measures, including measures for providing safe and adequate railroad crossings.

- E. Include all data, computations and information pertinent to the Traffic Study, and such supplementary information and projections as Council or the Township Engineer may require to clarify or justify the findings of the Traffic Study.

**Section 72-6.A.8 Permits**

A Zoning/Building permit shall be required prior to the erection, construction or alteration of any structure proposed in relation to those uses enumerated in this Article.

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that:

SECTION 2. Article XI of the Township Zoning Ordinance is amended to incorporate the new R-4 zoning district in the specific sections as follows:

**Section 72-11.71 Conditions for Lot-Averaging Development**

A. This Article hereby establishes the option of lot-averaging developments subject to the restrictions, qualifications, and provisions of this Article. LA-1 shall be permitted in the R-1 District; LA-2 shall be permitted in the R-2 District; and LA-4 shall be permitted in the R-4 District.

B. The minimum site requirement shall be five (5) contiguous acres for LA-1, LA-2 and LA-4.

C. Maximum Number of Lots – The maximum number of lots that may be created in a tract utilizing lot-averaging shall be determined in accordance with the provisions of the existing zoning in that zoning district. In any event, the average size of all developed lots under this Ordinance shall be at least forty thousand (40,000) square feet in LA-1, twenty thousand (20,000) square feet in LA-2, and thirty thousand (30,000) square feet in LA-4.

D. Area Regulations – The following minimum area regulations shall be applicable subdivisions utilizing the lot-averaging option:

	R-1	R-2	R-4
Lot Size	25,000 sq. ft.	15,000 sq. ft.	30,000 sq. ft.
Lot width at setback line	115 ft.	90 ft.	125 ft.
Front yard (15% of the total number of lots can be 30' in R-1)*	40 ft.	30 ft.	40 ft.
Side Yards: aggregate	40 ft.	40 ft.	40 ft.
Side Yards: individual	20 ft.	20 ft.	20 ft.
Rear Yard: (interior)	60 ft.	50 ft.	60 ft.
Impervious Surface	20%	20%	20%
Lot Depth	150 ft.	120 ft.	150 ft.

\*Additional percentage (%) can be recommended by the Planning Commission if they deem it to be in the best interest of the development to protect the environment.

**E. General Controls:**

2. For the purposes of determining the average lot size in a subdivision created pursuant to this Section, the maximum lot size is one hundred thousand (100,000) square feet in R-1, fifty thousand (50,000) square feet in R-2, and seventy-five thousand (75,000) square feet in R-4.

**Section 72-11.72 Lot Averaging Development Standards**

**A. General Site Design**

4. No more than two (2) lots in a row can be of the minimum square footage for that district, and the average lot area of any three (3) consecutive lots shall equal at least seventy-five percent (75%) of the standard lot size in R-1, at least eighty-five percent (85%) of the standard lot size in R-2, and at least eighty percent (80%) of the standard lot size in R-4.

**F. Traffic Access and Circulation**

**1. Traffic Access:**

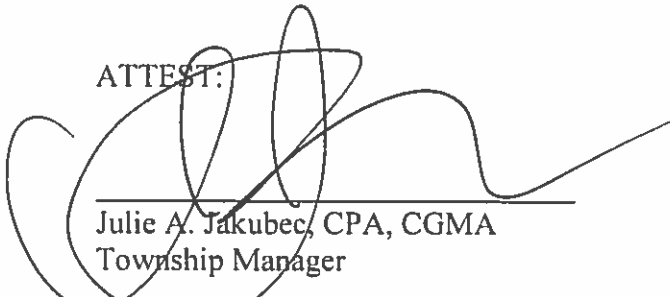
c. Principal (primary) access to a LA or LA site shall be from either an arterial or collector street, as designated on the O’Hara Street Classification Map, subject to the provisions of this Article. Lot-averaged development of forty (40) dwellings or more shall provide one (1) or more secondary accesses, also from an arterial or collector street, as determined necessary during the development plan review.

All other provisions of Article XI, Sections and Subsections shall remain in effect.


**WHEREAS**, the Township Council held a public hearing on the adoption of the amendments on September 11, 2018.

**ORDAINED AND ENACTED INTO LAW** this 11<sup>th</sup> day of September, 2018 by Council vote of 4 to 0.

ATTEST:

  
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Julie A. Jakubec, CPA, CGMA  
Township Manager

TOWNSHIP OF O’HARA

  
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Charles A. Vogel  
Vice President of Council

First Reading	<u>Stewart – Eccles</u>	<u>6 - 0</u>	<u>07/10/2018</u>
Public Hearing	<u>09/11/2018</u>		
Adopted	<u>Stewart - Denny, Jr.</u>	<u>4 - 0</u>	<u>09/11/2018</u>
Advertised	<u>9/20/2018</u>	Codified	_____

