

**BOROUGH OF BALDWIN
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 927

AN ORDINANCE OF THE BOROUGH OF BALDWIN, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODIFIED ORDINANCES OF THE BOROUGH OF BALDWIN, AT PART II, CHAPTER 168 (“ZONING CODE”), TO MODIFY THE DEFINITION OF “INSTITUTIONAL HOMES,” ADD A DEFINITION FOR “ADDICTION TREATMENT FACILITY,” PERMIT ADDICTION TREATMENT FACILITIES IN I-1 (“LIGHT INDUSTRIAL”) ZONING DISTRICTS IN THE BOROUGH BY CONDITIONAL USE, AND PERMIT INSTITUTIONAL HOMES IN THE C-2 (“LARGE RETAIL AND PROFESSIONAL OFFICE DISTRICT”) ZONING DISTRICTS IN THE BOROUGH BY CONDITIONAL USE.

WHEREAS, Part II, Chapter 168 (“Zoning Code”) of the Codified Ordinances of the Borough of Baldwin at Section 168-210 contains a definition for “Institutional Homes”; and

WHEREAS, Part II, Chapter 168 (“Zoning Code”) of the Codified Ordinances of the Borough of Baldwin at Section 168-210 currently does not contain a definition for “Addiction Treatment Facility”; and

WHEREAS, Part II, Chapter 168, Section 168-360 and “168 Attachment 1” authorizes “Institutional Homes” as permitted principal uses in C-2 Districts (“Large Retail and Professional Office District”) within the Borough; and

WHEREAS, Council of the Borough of Baldwin desires to amend the Zoning Code to clarify the definition of “Institutional Homes,” add the definition of “Addiction Treatment Facility,” permit Addiction Treatment Facilities by conditional use in I-1 Districts (“Light Industrial District”) within the Borough, and permit “Institutional Homes” by conditional use in C-2 Districts (“Large Retail and Professional Office District”) within the Borough; and

WHEREAS, Council of the Borough of Baldwin has determined that the above-described changes to the Zoning Code are necessary to ensure the health, safety and welfare of the residents of the Borough.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by Council of the Borough of Baldwin, in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same, as follows:

Section 1. Part II, Chapter 168 (“Zoning Code”) of the Codified Ordinances of the Borough of Baldwin at Section 168-210 is hereby amended, as follows:

INSTITUTIONAL HOME

Any dwelling, home, house, multiple-family dwelling, hotel, motel, building, structure or facility or any part or portion of any of those previously identified items established, used and/or operated as the temporary or permanent residence or shelter, for more than one full day, for more than two persons who are not relatives of the operator. The term "institutional home" shall include the facilities as defined herein regardless of whether such facilities are established, owned, used or operated as private or public facilities, as profit-making facilities or entities or as charitable facilities or entities, and regardless of what name, title, description or designation might be applied to such facilities by the owners and/or operators thereof. The term "institutional home" shall include but shall not be limited to such facilities as hospices, detention facilities, halfway houses, regardless of the nature of the residents thereof, asylums, orphanages, sanitariums, vocational training facilities, nursing homes and the like. The term shall include any facilities established, owned, used or operated as public or private facilities, as profit-making facilities or entities or as charitable facilities or entities, regardless of what name, title or designation might be applied to such facilities by the owners thereof. However, the term shall not include an Addiction Treatment Facility or the like.

ADDICTION TREATMENT FACILITY

A facility that specializes in evaluation and treatment of drug addiction, substance abuse, alcoholism, eating disorders, and associated or similar physical and/or mental disorders, including methadone clinics. The facility may offer overnight accommodations to monitor patient health.

Section 2. The Zoning Land Use Chart “168 Attachment 1” of the Zoning Code shall be updated to include an Addiction Treatment Facility as a Conditional Use in the I-1 (“Light Industrial”) Zoning District only and amended to show Institutional Homes as a Conditional Use in the C-2 (“Large Retail and Professional Office District”) Zoning District only.

Section 3. Severability.

If any of the provisions or terms of this Ordinance shall be held invalid for any reason

whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

Section 4. Repealer.

All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law, this 18th day of July, 2023, to become effective ten (10) days after proper advertisement hereof.

ATTEST:

BOROUGH OF BALDWIN

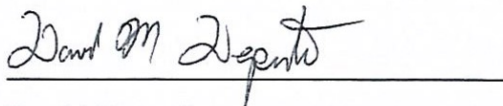


Robert T. Firek
Borough Manager



E. John Egger
President of Council

EXAMINED AND APPROVED THIS 18th DAY OF July, 2023.



David Depretis
Mayor