

TOWNSHIP OF HARRISON
ORDINANCE NO. 2013

AN ORDINANCE AMENDING THE HARRISON TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, ZONING, TO PROVIDE THAT A DOG DAY CARE USE SHALL BE A CONDITIONAL USE IN THE S-1 ZONING DISTRICT, DEFINING THE TERM “DOG DAY CARE”, ESTABLISHING CERTAIN OTHER REQUIREMENTS PERTAINING TO SUCH USE, AND CHANGING THE TOWNSHIP ZONING MAP BY REZONING TO THE S-1 DISTRICT A PARCEL OF LAND PRESENTLY ZONED B-1 AND LOCATED ALONG FREEPORT ROAD, DESIGNATED AS BLOCK AND LOT NO. 1846-F-180

WHEREAS, the Township of Harrison Zoning Ordinance, Ordinance No. 1944, as amended, (the “Zoning Ordinance”) regulates zoning and land use matters within the Township of Harrison, Allegheny County, Pennsylvania (the “Township”); and

WHEREAS, the Township desires to designate the zoning district in which a dog day care use may be conducted; and

WHEREAS, the Township Board of Commissioners (the “Board”) further desires to amend the Township’s Official Zoning Map (the “Zoning Map”); and

WHEREAS, the Township Planning Commission, pursuant to the provisions of the Zoning Ordinance, has reviewed the following amendments to the Zoning Ordinance and Zoning Map and made a recommendation to the Board to approve the same; and

WHEREAS, the Board has given due public notice and held the requisite public hearing on the following amendments to the Zoning Ordinance and Zoning Map; and

WHEREAS, the Allegheny County Department of Economic Development has been duly informed of the proposed amendments; and

WHEREAS, the Board finds that the following amendments will cause the Zoning Ordinance and Zoning Map to permit appropriate and desirable use and development of the property to be rezoned, will promote public health, safety and welfare and practical community development in the Township, and will be in furtherance of the Township’s comprehensive plan.

NOW, THEREFORE, the Board hereby ordains that the Harrison Township Zoning Ordinance, Chapter 27 of the Harrison Township Code of Ordinances, and Zoning Map, be amended as follows:

SECTION 1. Part 6, Definitions, § 27-602, is revised by adding the following term:

Dog Day Care – A structure and/or premises where dogs are trained, exercised, socialized, and/or temporarily boarded, and any incidental retail associated therewith. This definition does not include premises used for the sale of animals for profit.

SECTION 2. Part 2, District Regulations, § 205, the Table of Permitted and Conditional uses, is revised to:

Section 205. Conditional Uses, is amended to add to the Table of Permitted and Conditional Uses, the following Conditional Use in the S-1 District:

<u>District</u>	<u>Conditional Uses</u>
S-1 Special District	Dog Day Care meeting the criteria stated in § 408.54

SECTION 3. Part 4, Standards and Criteria for Conditional Uses and Special Exceptions, is amended to add a new Section 27-408.54, as follows:

§ 408.54. Dog Day Care.

- A. The owner or operator of any dog day care shall be licensed by the Commonwealth of Pennsylvania and maintain the facility in compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department.
- B. The owner or operator shall submit an animal waste management and disposal plan to the Township that complies with all applicable rules and regulations of the Commonwealth of Pennsylvania and Allegheny County.
- C. Any outdoor recreational space for the animals shall be enclosed by a six-foot-high solid fence with self-latching gates, and shall be located at least 200 feet from any residential structure and at least ten feet from any non-residential property line.
- D. Any outdoor recreational space shall be screened from any adjoining residential property by Buffer Area “B”, as defined in § 314 of this Chapter.
- E. The number of dogs permitted to be outside at any one time shall not exceed 15 dogs per one supervising staff member.
- F. Any housing structure used for the overnight boarding of animals shall be located inside of the facility.

- G. During the time period beginning at 11:00 p.m. and ending at 6:00 a.m., the total number of dogs permitted to be outside at any one time shall not exceed five.
- H. The Board of Commissioners may impose restrictions upon noise and other such matters as they deem necessary to ensure that there is no adverse impact on the functioning of the zoning district or adjacent parcels.

SECTION 4. The Zoning Map is amended by rezoning to the S-1 Special District the area now in the B-1 Business District that makes up the property designated in the Allegheny County Deed Registry Office as Block and Lot No. 1846-F-180. A metes and bounds description showing the area so rezoned is attached to this Ordinance and marked as Exhibit "A".

The Township Engineer is authorized and directed to redraw the Zoning Map to reflect the rezoning set forth herein.

SECTION 5. Any ordinance or part of any ordinance conflicting with this Ordinance is repealed to the extent of such conflict.

SECTION 6. It is intended that the provisions in this Ordinance are severable and if any provisions are held or declared illegal, invalid or unconstitutional by a court of competent jurisdiction, the decision shall not affect or impair any of the remaining sections.

ORDAINED and ENACTED this 24th day of January, 2022 by the Board of Commissioners of the Township of Harrison in lawful session duly assembled.

ATTEST:

TOWNSHIP OF HARRISON

Susan K Motosicky
Township Secretary

[Signature]
President, Board of Commissioners

Certification of Recording. This Ordinance recorded in the Township Ordinance book on _____, 2022 by the undersigned.

Susan K Motosicky
Township Secretary