

OFFICIAL

**TOWNSHIP OF MOON
ORDINANCE NO. 703**

AN ORDINANCE OF THE TOWNSHIP OF MOON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 OF THE MOON TOWNSHIP CODE OF ORDINANCES, ZONING, TO AMEND THE ZONING MAP TO CHANGE THE ZONING DISTRICT DESIGNATION OF CERTAIN PROPERTIES NOW OR FORMERLY OWNED BY AMJAD HAMED ROBOEY.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et seq.*, as amended, authorizes the Township of Moon (the "Township") to regulate zoning and land use in the Township; and

WHEREAS, Chapter 27 of the Moon Township Code of Ordinances, Zoning, as amended, (the "Zoning Ordinance") regulates zoning within the Township; and

WHEREAS, the Township Board of Supervisors desires to amend the Zoning Ordinance as follows in order to preserve and protect the public health, safety, and welfare: change the zoning district designation of one parcel of property owned now or formerly by Amjad Hamed Roboey located along Thorn Run Road, currently designated as Allegheny County Block/Lot No. 504-J-211, from R-1 Semi-Rural Residential District to R-2 Suburban Residential District, as delineated on the map attached hereto and incorporated herein as Exhibit "A" (hereinafter referred to as the "Roboey Property"); and

WHEREAS, this Zoning Ordinance amendment was originally initiated by a request from Amjad Hamed Roboey.

NOW THEREFORE, the Board of Supervisors of the Township of Moon hereby ordains and enacts as follows, incorporating the above recitals by reference:

Section 1. The Zoning Ordinance is amended by revising the Township Zoning Map contained therein to change the zoning district designation of the Roboey Property from R-1 Semi-Rural Residential District to R-2 High Suburban Residential District.

Section 2. It is the intention of the Township that the chapters, parts, sections, subsections, paragraphs, sentences and/or phrases of this Ordinance are severable. If any chapter, part, section, subsection, paragraph, sentence, or phrase of this Ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or the validity of any remaining chapters, parts, sections, subsections, paragraphs, sentences, or phrases of this Ordinance.

Section 3. All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

Section 4. This Ordinance shall take effect in accordance with applicable law.

ORDAINED and **ENACTED** this 3rd day of April, 2024, by the Board of Supervisors of the Township of Moon, in lawful session duly assembled.

ATTEST:



Township Manager/Secretary
(Seal)

TOWNSHIP OF MOON

By: 

Chairman, Board of Supervisors