

TOWNSHIP OF O'HARA
ALLEGHENY COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE TOWNSHIP OF O'HARA AMENDING THE
TOWNSHIP CODE OF ORDINANCES PERTAINING TO ZONING
REGULATIONS**

WHEREAS, the TOWNSHIP OF O'HARA COUNCIL has reviewed proposed amendments to the Township Code of Ordinances pertaining to Zoning regulations; and

WHEREAS, the Township of O'Hara Council finds it necessary to amend certain requirements to Zoning regulations for the purpose of revitalizing the RIDC located in the SM Suburban Manufacturing Zoning District; and

WHEREAS, the Township Comprehensive Plan recommends that the Township's Zoning, and Subdivision and Land Development Ordinances encourage sustainable building practices; and

NOW, THEREFORE, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Council of the Township of O'Hara that Chapter 455, "Zoning" of the Township Code of Ordinances is hereby amended as follows.

SECTION I. Definitions

Article II, Section 2.2

Article II, Section 2.2 is hereby amended by adding the following definitions:

ELECTRIC VEHICLE (EV) – A properly licensed and registered road-rated, automotive-type vehicle primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) – The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

EV-CAPABLE SPACE – A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.

EV-READY SPACE – A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.

POST-SECONDARY EDUCATIONAL INSTITUTIONS – An institution providing technical or skilled training, vocational and/or trade educational courses and programs, and/or career-focused degree or certificate programs.

SUNDRY SHOPS – A retail establishment not visible from the street, of less than 1,000 square feet in floor area that is located within a healthcare facility, hotel, office or industrial complex for the primary purpose of serving employees and visitors. The establishment may sell “Grab and Go” foods, food items that are heated without a commercial kitchen, fruit, non-alcoholic beverages, and personal products. The establishment may not sell fuel, motor vehicle fluids, or product storage.

SECTION II. C Commercial District

Article IX, Section 2

Article IX, Section 2 is hereby amended by adding the following Permitted Use:

- B. Accessory Uses:
 - (10) EV Charging (DC / Fast Charging)

SECTION III SM Suburban Manufacturing District

Article X, Section 2

Article X, Section 2 is hereby amended by adding the following Permitted Uses:

- A. Principal Uses:
 - 10. Financial Institutions.

- B. Accessory Uses:
 - 13. Sundry Shops
 - 14. EV Charging (DC/ Fast Charging)

Article X, Section 3

Article X, Section 3 is hereby amended by deleting the following Conditional Use:

- B. Bank

Article X, Section 3 is hereby amended by adding the following Conditional Uses:

- B. Post-Secondary Educational Institutions.
- P. Convenience Store. **(See §455.14.44)**

SECTION IV Supplemental Regulations

Article XIV is hereby amended by adding the following new Sections:

§455.14.44 Convenience Store

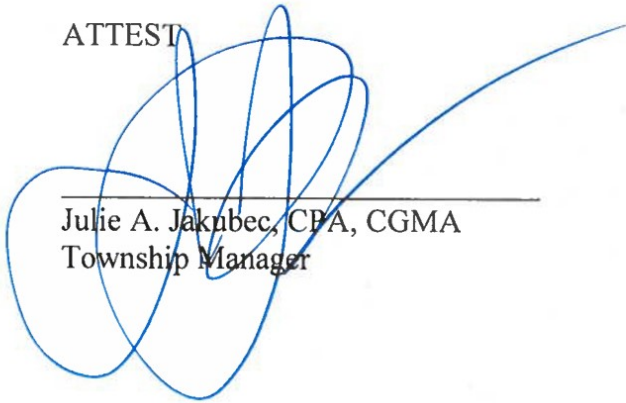
- A. There shall be no audio emitted from fuel pumps or Electric Vehicle Supply Equipment (EVSE) except for the store communication system.
- B. Any proposed use shall have a driveway entrance located within 600-feet of a highway interchange or a parcel that abuts a State Road and has direct access to the State Road for ingress and egress.
- C. Building site shall not abut a residential district.
 - (1) The Primary Building shall be 300-feet from a residential district or any adjacent municipal border.

§455.14.45 EV Charging (DC / Fast Charging)

- A. EV Charging (DC / Fast Charging) uses shall not reduce the number of required parking spaces required by the Principle use.
- B. Stations shall comply with the setback requirements associated with Parking Lots.
- C. Any canopy or covers must meet setback requirements for the Principal Structure.

ORDAINED AND ENACTED INTO LAW this 12th day of March, 2024, by Council vote of 5 to 0.

ATTEST



Julie A. Jakubec, CPA, CGMA
Township Manager

TOWNSHIP OF O'HARA



Michael F. Hammill
Vice President of Council



First Reading	<u>Stewart – Hughes</u>	<u>7 – 0</u>	<u>12/12/2023</u>
Public Hearing	<u>3/12/2024</u>		
Second Reading			
and Adoption	<u>Stewart - Hughes</u>	<u>5 - 0</u>	<u>03/12/2024</u>
Advertised	<u>03/21/2024</u>	Codified	_____