

TOWNSHIP OF RICHLAND
ORDINANCE NO. 527

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, ZONING, OF THE TOWNSHIP CODE OF ORDINANCES TO AMEND DEFINITIONS IN PART 3, SECTION 27-303; MODIFY THE CRITERIA IN PART 5, SECTION 27-505, FOR DESIGNATING YARDS OF CORNER LOTS AND LOTS WITH MULTIPLE FRONTAGES AND FOR LOCATING A DWELLING TO THE REAR OR SIDE OF A PRINCIPAL DWELLING; ESTABLISH AN ENCLOSURE REQUIREMENT IN PART 5, SECTION 27-506, FOR IN-GROUND SWIMMING POOLS; ESTABLISH DIMENSIONAL AND USE REGULATIONS IN PART 5, SECTION 27-506, FOR ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS; AND ESTABLISH DIMENSIONAL REGULATIONS IN PART 9, SECTION 27-901, FOR PRIVATE, OFF-STREET PARKING AREAS IN RESIDENTIAL ZONING DISTRICTS.

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

WHEREAS, Chapter 27 of the Richland 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 to clarify lot lines and yard designations for corner lots and lots with multiple frontages; and

WHEREAS, the Township Board of Supervisors additionally desires to amend the Zoning Ordinance to provide dimensional and use regulations for accessory structures in residential zoning districts, as well as dimensional regulations for private, off-street parking areas in residential zoning districts; and

WHEREAS, the Richland Township Planning Commission has reviewed this amendment and made a recommendation; and

WHEREAS, the Allegheny County Department of Economic Development has been duly informed of the proposed amendment.

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

Section 1. Chapter 27, Part 3, Section 303, Definitions, is amended to revise the terms "Front Setback Line," "Lot Frontage," "Lot Line," "Lot Width," "Yard, Front," and "Yard, Side" in their entirety, as follows:

FRONT SETBACK LINE

An imaginary line across the front of a lot, parallel to the street right of way line at all points, regardless of whether straight or curved, and distant from it the depth of the required front yard for the zoning district in which the lot is located.

LOT FRONTAGE

For all lots other than corner lots, the distance measured along the street right of way where the front lot line intersects with side lot lines, regardless of whether straight or curved. With respect to corner lots, the distance measured along both street right of ways, regardless of whether straight or curved.

LOT LINE

The boundary line, or part of such line, describing the periphery of a lot.

A. FRONT LOT LINE

For all lots other than corner lots and lots which abut two or more streets, the front lot line abuts the street to which the lot has access. With respect to corner lots and lots which abut two or more streets, the front lot line shall be determined as set forth in Section 27-505.C(2)(b).

B. REAR LOT LINE

For all lots other than corner lots and lots which abut two or more streets, the rear lot line is the lot line not intersecting a front lot line and that is most distant from and closely parallel to the front lot line. With respect to corner lots and lots which abut two or more streets, there shall be no rear lot line.

C. SIDE LOT LINE

The side lot line shall be any lot line other than a front or rear lot line.

LOT WIDTH

The distance measured between side lot lines at the front setback line.

YARD, FRONT

The area of a lot between the right-of-way line of the street(s) abutting the lot and the front setback line and extending between side lot lines.

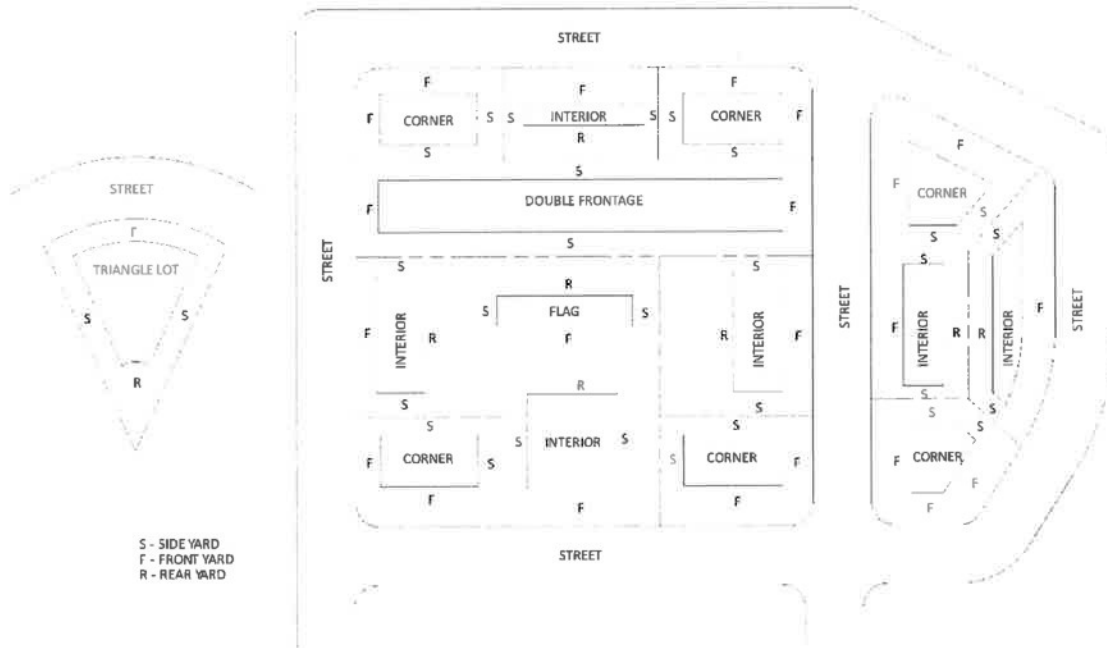
YARD, SIDE

The area of a lot between the side lot lines and side setback lines on each side of a lot and extending between the front and rear yards or the front and other side yards when a rear yard is not present.

Section 2. Chapter 27, Part 5, Section 505.C, Subparagraph 1(a), Lot Requirements, Subparagraph 1(d), Rear Dwellings or Dwellings in Accessory Structures, and Subparagraph 2(b), Corner Lots and Lots with Multiple Frontages, are amended to read, in their entirety, as follows:

(1) Lot Requirements.

(a) The following figure (not to scale) illustrates typical lot relationships.



REVISED

NOT TO SCALE - REFER TO TABLE 27 ATTACHMENT 2

(1)(d) Rear/Side Dwellings or Dwellings in Accessory Structures. No dwellings at the rear or side of a lot behind the principal dwelling, nor any dwellings in accessory structures, shall be constructed even if the lot has access to more than one street.

(2)(b) Corner Lots and Lots with Multiple Frontages. For the purposes of determining front and side yards, any yard abutting a street shall be a front yard. Any other yard shall be a side yard. See the diagram contained within Subsection C(1)(a).

Section 3. Chapter 27, Part 5, Section 27-506.D, Swimming Pools, Subparagraph (5) is amended to read, in its entirety, as follows:

- (5) In-ground swimming pools shall be enclosed by a fence or wall not less than four (4) feet in height. A building wall may also serve as an enclosure, so long as it connects to fencing or other walls to form a complete enclosure. Automatic pool covers may not be used in lieu of a fence.

Section 4. Chapter 27, Part 5, Section 27-506, Accessory Uses, is amended by adding a new subsection E. Dimensional Requirements for Accessory Structures in Residential Districts, to read as follows:

E. Requirements for Accessory Structures & Uses in Residential Districts.

- (1) Accessory structures shall not be permitted within the required minimum setback from street right-of-way, nor within the required minimum side and rear yard setbacks set forth in Section 27-505.A, Table 2: Residential Districts – Area and Bulk Regulations, and Section 27-505.A(1).
- (2) The maximum height of accessory structures shall be one story and shall not exceed twenty (20) feet.
- (3) The number of accessory structures on any lot having an area of 40,000 square feet or less shall not exceed one (1) each of any type of accessory structure.
- (4) An accessory structure shall not be larger in area than the area of the footprint of the principal building.
- (5) Subject to Subsection E(5) above, the maximum gross building area of any accessory structure shall be related to the area of the residential lot, as follows:

Area of Residential Lot (square feet)	Maximum Gross Building Area of Accessory Structure (square feet)
Less than 10,000	400
10,001 to 20,000	600
20,001 to 40,000	800
More than 40,000	1,000

- (6) For purposes of Subsection E(6) only, gross building area of the accessory structure shall be the total area of the footprint of the structure.
- (7) Accessory structures shall not be used for any business activity or other commercial purpose.

- (8) Outdoor storage shall not be permitted as an accessory use. Outdoor storage is the keeping, in an area that is not totally and permanently enclosed on the site of a principal use, of any goods, materials, supplies, equipment, and similar objects, whether or not associated with the principal use of the site, in the same place for more than seventy-two (72) hours. This provision shall not apply to the storage of fire wood, natural or organic material, yard waste, mulch, home heating materials, stone, or garden materials stored behind the plane parallel to the rear of the principal building, when such storage is for the use of the property owner and/or occupant of the property.

Section 5. Part 9, Section 27-901.C, Parking in Residential Districts, is amended by adding a new subparagraphs (4) and (5), as follows:

- (4) Private off-street parking areas in excess of 500 square feet shall be located within building setback lines and enclosed by Buffer Yard C, as set forth in Section 27-509, and shall be graded for proper drainage. That portion of a driveway which is needed in order provide vehicular access to a garage shall not be considered a private off-street parking area.
- (5) In no case shall a private off-street parking area exceed the total footprint of the principal building.

Section 6. 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 7. All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

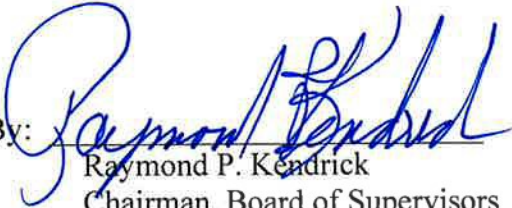
Section 8. This Ordinance shall take effect immediately.

ORDAINED and **ENACTED** this 19th day of June, 2024, by the Board of Supervisors of the Township of Richland, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF RICHLAND


Dean E. Bastianini
Township Manager

By: 
Raymond P. Kendrick
Chairman, Board of Supervisors

(Seal)

Certification of Recording. This Ordinance recorded in the Township Ordinance book on 6/19/2024, 2024 by the undersigned.


Township Secretary

I certify that this is a true and correct copy of the full text of an Ordinance. The summary of which will be advertised in the Local Xtra section of Pittsburgh Post-Gazette on May 30, 2024 and June 6, 2024, and considered for adoption at the Board of Supervisors meeting on June 19, 2024 at 7:00pm at 4019 Dickey Road, Gibsonia, PA 15044.


Natalie Thiess, Assistant Township Manager

5/16/2024
Date