

**TOWNSHIP OF ROBINSON
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3 OF 2020

A ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ROBINSON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ARTICLE IV – ZONING DISTRICTS, SECTION 300-38, R-3 MINIMUM-DENSITY RESIDENTIAL DISTRICTS, SUBPARAGRAPH (C), (5), (b), (1); REDUCING THE MINIMUM SIDE YARD REQUIREMENTS FROM TEN (10) FEET TO SEVEN (7) FEET FOR SINGLE FAMILY (DETACHED) DWELLINGS.

WHEREAS, Section 300-38 of the Robinson Township Zoning Ordinance was adopted by the Board of Commissioners of Robinson Township to facilitate the development of minimum-density residential areas that generally had higher densities with smaller lots and a mixture of housing types; and

WHEREAS, a majority of lots in the R-3 Zoning District are lots with a minimum lot width of fifty (50) feet; and

WHEREAS, the minimum side yard requirements in the R-3 Zoning District required ten (10) feet in each side yard on which a single family dwelling would be developed which left only thirty (30) feet for the development of a single family (detached) dwelling; and

WHEREAS, the Board of Township Commissioners believes it is in the best interest for the owner/developers of property in a R-3 Zoning District to reduce the minimum requirement for a side yard from ten (10) feet to seven (7) feet to accomplish the development of single family (detached) dwellings in R-3 residential areas of the Township.

NOW, THEREFORE, be it ordained and enacted by the Board of Commissioners of the Township of Robinson and it is hereby ordained and enacted as follows:

