## 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 minimumdensity residential areas that generally had higher densities with smaller lots and a minimum 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 aids yard requirements in the R-3 Zoning District required tan (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 (detashed) dwellings in R-3 residential areas of the Township.

NOW, THEREFORE, be it ordained and enasted by the Board of Commissioners of the Township of Robinson and it is hereby ordained and enacted as follows: Enotion 1. Article IV, Section 300-38, Subparagraphs (C), (5), (b), (1) is hereby amended to read as follows:

Section 300-38

Subparagraph (C) - Area and Bulk Requirements

Subparagraph (5) (b) - Minimum Yard Requirements

Subparagraph (1) - Single Family (Detached): Seven (7) Fest each yard;

Subparagraph (2) - Family Dweilings - Ten (10) Fest each yard.

<u>Section 2.</u> All other provisions in Subpassgrahe (C), (5) and (b) shall remain in full force and effect.

Section 3. That any Ordinance, or part of any Ordinance, conflicting with this Ordinance be and the same is hereby repealed insoftr as the same effects this Ordinance.

figurities.4. If any sentence, clause, section or part of this Ordinane is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, invalidity, or illegality shall not affect or impeir any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township of Robinson that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof had not been included herein.

ORDAINED AND ENACTED into law this 3 day of August 2020.

ATTEST:

Frank Piecolino, III

Frank Piccolino, III Township Manager TOWNSHIP OF ROBINSON

Samuel Abatta Chairman

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