

**ROBINSON TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 6 of 2021

AN ORDINANCE OF THE TOWNSHIP OF ROBINSON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING SECTIONS 300-52A(4)(a)[4]; SECTION 300-52A(4)(c)[2]; CLAIRYING THE AREA AND BULK REQUIREMENTS OF THE R-3 MINIMUM DENSITY RESIDENTIAL DISTRICT AND INCREASING THE MAXIMUM HEIGHT OF STRUCTURES FOR MULTI-FAMILY DWELLINGS FROM 45 FEET AND FOUR (4) STORIES TO SEVENTY-FIVE (75) FEET AND FIVE (5) STORIES.

WHEREAS, the Board of Commissioner of the Township of Robinson has determined that it is in the best interest and general welfare of the citizen of the Township to amend the Township's Zoning Ordinance to better suit the character of the Township's neighborhoods, and to encourage the continued economic development and revitalization of certain areas within the Township; and

WHEREAS, the Board of Commissioners has determined that the below amendment to the Zoning Ordinance is consistent with the Township's Comprehensive Plan dated October 3, 2016 and would provide housing types and densities, needed in the Township; and

WHEREAS, the Township has meet the procedural requirements of 53 P.S. §10101, et seq., of the Pennsylvania Municipalities Planning Code for the adoption of the proposed Ordinance amending the Zoning Ordinance, including holding a public hearing; and

WHEREAS, the First Class Township Code authorizes the Board of Commissioners of the Township of Robinson to make and adopt Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and

control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and

WHEREAS, pursuant to Article VI of the Pennsylvania Municipalities Code, Act 247 of 1968 as reenacted and amended, the Board of Commissioners of the Township of Robinson is authorized to amend the Zoning Ordinance 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:

Section 1. Section 300-52A(4)(a)[4] is hereby amended to read as follows:

“Other Permitted Residential Uses: Refer to Section 300-38(C)(1) – Minimum Lot requirements of the R-3 Minimum Density Residential District.

Section 2. Section 300-52A(4)(c), [2] is hereby amended to read as follows:

“Section 300-52A(4)(c) – Maximum Height of Structures:

- [1] All principal uses: 45 feet and four (4) stories;
- [2] Multiple-Family Dwellings: 75 feet and five (5) stories;
- [3] Accessory Structures: 20 feet.

Section 3. REPEALER. All Ordinances of parts of Ordinances inconsistent herewith or in conflicts with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

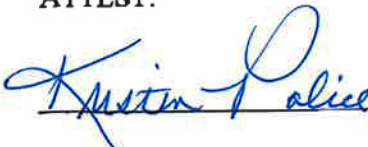
Section 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, invalidity, or illegality shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. 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.

Section 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after the date of its adoption by the Board of Commissioners.

Section 6. FAILURE TO ENFORCE NOT A WAIVER. The failure of the Township of Robinson to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement of the same.

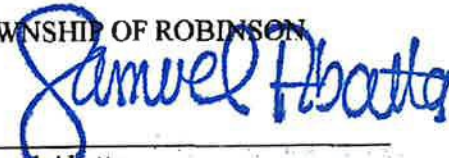
ORDAINED AND ENACTED into law this 13th day of SEPTEMBER, 2021.

ATTEST:



Secretary

TOWNSHIP OF ROBINSON



Samuel Abatta
Chairman

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