

BOROUGH OF SEWICKLEY

ORDINANCE NO. 1387

AN ORDINANCE OF THE BOROUGH OF SEWICKLEY, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE SEWICKLEY BOROUGH ZONING ORDINANCE AS SET FORTH IN PART II, CHAPTER 330, OF THE SEWICKLEY BOROUGH CODE OF ORDINANCES, TO ALLOW FOR OFF-STREET PARKING WITHIN 1,500 FEET TO SATISFY PARKING REQUIREMENTS FOR CERTAIN CONDITIONAL USES.

WHEREAS, the Borough of Sewickley has adopted a comprehensive Zoning Ordinance to regulate the location and use of land and buildings, as authorized by the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, et seq.; and

WHEREAS, the current limitations on the proximity of off-street parking used to satisfy parking requirements for certain conditional uses has been determined to be overly restrictive; and

WHEREAS, the Council of the Borough of Sewickley finds that allowing increased distances of off-street parking to satisfy requirements for certain conditional uses provides flexibility, encourages development, and results in economic benefits to the community; and

WHEREAS, the Council of the Borough of Sewickley finds that certain areas of the Borough are suitable for off-street parking and that such arrangements will not negatively impact property values, traffic, or the general welfare of the community; and

WHEREAS, the Borough has met all requirements for publication of notice prior to passage of the regulations contained herein; and

WHEREAS, a public hearing on these regulations was held on November 14, 2023 to solicit public input prior to adoption; and

WHEREAS, adoption of these regulations is found to be consistent with the Aleppo Sewickley Osborne Joint Comprehensive Plan; and

WHEREAS, the Council of the Borough of Sewickley hereby intends to act on its findings that it is necessary to allow for off-street parking for certain conditional uses within fifteen hundred (1,500) linear feet of the property.

NOW THEREFORE, be it ordained by the Council of the Borough of Sewickley, as set forth below.

**ARTICLE I
PRELIMINARY PROVISIONS**

Section 1.01 Integration and Incorporation of Provisions.

It is the intent of the Council of the Borough of Sewickley by adoption and enactment of this ordinance, that:

(a) The foregoing recitals and findings are deemed to be incorporated herein as the basis for this amendment.

(b) The paragraph headings, explanatory comments, section numbers, internal references, and format of the provisions of this ordinance may be altered or omitted as necessary to be fully integrated with and incorporated into the Sewickley Borough Code of Ordinances.

(c) The Sewickley Borough Zoning Ordinance and corresponding sections of the Sewickley Borough Code of Ordinances shall be revised and amended to reflect and give effect to the provisions set forth hereunder.

Section 1.02 Severability.

If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity 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 Sewickley Borough Council that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 1.03 Effective date.

This ordinance shall take effect immediately upon enactment or as soon thereafter as allowed by law.

**ARTICLE II
AMENDMENTS**

Section 2.01 Permitted Distance of Off-Street Parking Areas from Property.

The following terms shall replace the existing provisions for the corresponding sections regulating Zoning, as set forth under Chapter 330, Article III, Sections 802 and 803, respectively, of the Sewickley Borough Code of Ordinances:

§ 802. Residential Conditional Uses.

G. Multi-Family - Apartment.

1. An apartment's off-street parking area shall be located no more than fifteen hundred (1,500) linear feet from the building's principal pedestrian entrance.

§ 803. Non-residential Conditional Use Provisions.

E. Business Office.

2. Unless shared parking is approved by *Borough Council*, a *business office's off-street parking* area shall be located no more than fifteen hundred (1,500) linear feet from its principal entrance.

M. Medical/Dental Clinic.

2. All *off-street parking spaces* must be within fifteen hundred (1,500) linear feet of said use.

N. Medical/Dental Office.

2. All *off-street parking spaces* must be within fifteen hundred (1,500) linear feet of the main entrance of the *office building*.

O. Mixed Use.

3. Residential *dwelling units* shall be supplied with dedicated parking stalls as required by Part X, "*Off-Street Parking and Loading*," and shall not share spaces with other uses. Parking for residential uses shall not be further than fifteen hundred (1,500) linear feet from primary entrance of the *dwelling units*; parking for non-residential uses shall not be further than fifteen hundred (1,500) linear feet from primary entrance of the *dwelling units*.

W. Professional Office.

2. Off-street parking shall be provided in accordance with the provisions of Part X, "*Off-Street Parking and Loading*." Parking shall be located no more than fifteen hundred (1,500) linear feet from said use.

ORDAINED AND ENACTED into law this 14th day of November 2023.

ATTEST:


Donna Kaib, Borough Manager

THE BOROUGH OF SEWICKLEY

By: 
Cynthia Mullins, President of Council

By: 
George Shannon, Mayor