

**ARTICLE III  
ESTABLISHMENT OF DISTRICTS; MAP**

**§ 130.4. Number and type of ZONING DISTRICTS.**

For the purposes of this chapter, the TOWNSHIP is divided into six types of basic ZONING DISTRICTS and fourteen basic ZONING DISTRICT CLASSIFICATIONS. In addition, two types of Overlay ZONING DISTRICTS and four Overlay ZONING DISTRICT CLASSIFICATIONS are established. **[Amended 12-2-13 by Ord. No. 2104; 4-7-14 by Ord. No. 2110]**

130.4.1. Basic ZONING DISTRICTS:

<u>Full Name</u>	<u>Short Name</u>	<u>Maximum DWELLING UNITS Per Acre</u>
Single Family Residential ZONING DISTRICT	R1	3
Suburban Residential ZONING DISTRICT <b>[Amended 11-4-96 by Ord. No. 1724]</b>	R2	4
Medium Density Residential ZONING DISTRICT	R3	6
Low Rise Multifamily Residential ZONING DISTRICT	R4	10
Multifamily Residential ZONING DISTRICT	R5	10
Neighborhood Commercial ZONING DISTRICT	C1	-
Highway Commercial ZONING DISTRICT	C2	-
Regional Shopping ZONING DISTRICT	C3	-
Special Business ZONING DISTRICT	SB	-

<u>Full Name</u>	<u>Short Name</u>	<u>Maximum DWELLINGS UNITS Per Acre</u>
Restricted Light Industrial ZONING DISTRICT	RM	-
Planned Restricted Light Industrial ZONING DISTRICT	RM-P	-
Low Intensity Residential ZONING DISTRICT <b>[Amended 10-2-95 by Ord. No. 1684]</b>	R-LI	-
PUBLIC RAPID TRANSIT ZONING DISTRICT	PRT	-
Special Business – Mixed Use ZONING DISTRICT <b>[Added 12-2-13 by Ord. No. 2104; Amended 4-7-14 by Ord. No. 2110]</b>	SB-MU	10

130.4.2. Overlay ZONING DISTRICTS:

<u>Full Name</u>	<u>Short Name</u>	<u>DWELLING UNITS Per Acre</u>
<u>FLOODWAYS</u> Floodway ZONING DISTRICT	FW	-
Flood-Fringe ZONING DISTRICT	FF	-
General FLOODPLAIN ZONING DISTRICT	FA	-
<u>GREENWAYS</u> GREENWAY ZONING DISTRICT	GW	-
<u>AIRPORT HAZARD</u> AIRPORT HAZARD ZONING DISTRICT <b>[Added 10-1-12 by Ord. No. 2074]</b>	AH	-

**§ 130.5. ZONING DISTRICT Boundaries**

130.5.1. ZONING DISTRICT MAP. The location and boundaries of the basic ZONING DISTRICTS enumerated in §130.4.1. are hereby established and made part of this chapter as illustrated and described on the TOWNSHIP ZONING DISTRICT MAP. The ZONING DISTRICT MAP shall be available for inspection by the PUBLIC in the offices of the TOWNSHIP<sup>1</sup>.

130.5.2. FLOODPLAIN ZONING DISTRICTS.

130.5.2.1. For the purpose of regulating development in floodprone areas of the TOWNSHIP, the areas identified as being subject to the ONE-HUNDRED-YEAR FLOOD in the FIS are hereby established as FLOODPLAIN ZONING DISTRICTS in accordance with the following ZONING DISTRICT CLASSIFICATIONS:

<u>Short Name</u>	<u>Full Name/Description</u>
FW	Floodway ZONING DISTRICT: the areas identified as floodways in the FIS.
FF	Flood-Fringe ZONING DISTRICT: the areas identified as floodway fringe in the FIS.
FA	General FLOODPLAIN ZONING DISTRICT: the areas identified as the approximate ONE-HUNDRED-YEAR FLOODPLAIN in the FIS.

130.5.2.2. The location and boundaries of the FLOODPLAIN ZONING DISTRICTS enumerated in §130.5.2. are hereby established and made a part of this chapter as illustrated and described in the FIS. The FIS shall be available for inspection by the public in the offices of the TOWNSHIP. No modification or revision of any FLOODPLAIN area identified in the FIS may be made without prior approval from the FIA.

130.5.2.2.1. The FW (Floodway ZONING DISTRICT) is delineated for purposes of this chapter using the criteria that a certain area within the FLOODPLAIN must be capable of carrying the waters of the ONE-HUNDRED-YEAR FLOOD without increasing the water surface elevation of that FLOOD more than one (1) foot at any point. The areas included in this area are specifically defined in the Floodway Data Table contained in the FIS.

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<sup>1</sup>Editor’s Note: A Table of Zoning Map Amendments is included at the end of this chapter.

130.5.2.2.2. The FF (Flood-Fringe ZONING DISTRICT) is that area of the ONE-HUNDRED-YEAR FLOODPLAIN not included in the floodway. The basis for the outermost boundary of this district shall be the ONE-HUNDRED-YEAR FLOOD elevations contained in the FLOOD profiles of the FIS.

130.5.2.2.3. The FA (General FLOODPLAIN ZONING DISTRICT):

130.5.2.2.3.1. The FA (General FLOODPLAIN ZONING DISTRICT) is that FLOODPLAIN AREA for which no detailed FLOOD profiles or elevations have been provided. They are shown on the maps accompanying the FIS prepared by the FIA. Where the specific ONE-HUNDRED-YEAR FLOODPLAIN elevation cannot be determined for this area using other sources of data, such as the United States Army Corps of Engineers, Floodplain Information Reports, United States Geological Survey Flood-prone Quadrangles, etc., then the APPLICANT for the proposed DEVELOPMENT, USE, or activity shall determine this elevation in accordance with hydrologic and hydraulic engineering techniques.

130.5.2.2.3.2. The APPLICANT shall also delineate a floodway area and provide sufficient documentation to demonstrate that the proposed activity, together with all other existing and anticipated DEVELOPMENT, USES, and activities, will cause no increase in the water surface elevation of the ONE-HUNDRED-YEAR FLOOD. The engineering principal of equal reduction of conveyance shall be used to make the determination of increases in flood heights. **[Amended 10-2-95 by Ord. No. 1684]**

130.5.2.2.3.3. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the TOWNSHIP Engineer.

130.5.3. GREENWAY ZONING DISTRICT. **[Added 10-1-90 by Ord. No. 1453]**  
A GREENWAY ZONING DISTRICT is established, consisting of an area of trees, shrubs, and other vegetation, either natural or landscaped, extending fifteen (15) feet from the right-of-way into all LOTS and SITES abutting the sides of the following STREETS:

- Boyce Road
- Mayview Road
- McLaughlin Run Road (except those LOTS and SITES on the north side from the Bridgeville Borough line, through the West Penn Power Station property.)
- McMillan Road
- McMurray Road
- Painters Run Road
- Washington Road (Route 19)

<u>Short Name</u>	<u>Full Name/Description</u>
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GW	GREENWAY ZONING DISTRICT
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130.5.4 Establishment of Airport Zones [**Added 10-1-12 by Ord. No. 2074**]

130.5.4.1. There are hereby created and established certain zones within the Airport Hazard Overlay District ordinance, defined in Article 3 and depicted on The Allegheny County Airport (AGC) Airspace Plan (Drawing 7 of 14 of the AGC Airport Master Plan, as amended), Figure(s) 2 (and 3), all hereby adopted as part of this chapter, which include:

- 130.5.4.1.1. APPROACH SURFACE ZONE
- 130.5.4.1.2. CONICAL SURFACE ZONE
- 130.5.4.1.3. HORIZONTAL SURFACE ZONE
- 130.5.4.1.4. PRIMARY SURFACE ZONE
- 130.5.4.1.5. TRANSITIONAL SURFACE ZONE

130.5.5. Interpretation of ZONING DISTRICT boundaries.

The boundaries of the basic ZONING DISTRICTS shall be indicated by heavy solid lines on the ZONING DISTRICT MAP. Where doubt exists as to the precise location of the boundaries of any of the aforesaid ZONING DISTRICTS, the following shall apply:

130.5.5.1. A ZONING DISTRICT boundary terminating at a STREET or within a STREET shall be construed to terminate at and follow the center line thereof. A ZONING DISTRICT boundary indicated as approximately following a LOT LINE shall be construed as exactly following such LOT LINE.

**§ 130.6. Overlay ZONING DISTRICTS, stricter provisions to apply.**

The FLOODPLAIN ZONING DISTRICTS, COMMUNICATIONS ANTENNA DISTRICT, GREENWAY ZONING DISTRICT and the AIRPORT HAZARD DISTRICT are overlays to the basic ZONING DISTRICTS set forth in §130.4. and shown on the TOWNSHIP ZONING DISTRICT MAP, and, as such, the provisions of the FLOODPLAIN ZONING DISTRICTS, COMMUNICATIONS ANTENNA DISTRICTS, GREENWAY ZONING DISTRICT and the AIRPORT HAZARD DISTRICT serve as a supplement to the basic ZONING DISTRICT provisions. Where there is any conflict between the provisions or requirements of any of the FLOODPLAIN ZONING DISTRICTS, COMMUNICATIONS ANTENNA DISTRICT, GREENWAY ZONING DISTRICT or the AIRPORT HAZARD DISTRICT and those of any basic ZONING DISTRICTS, the more restrictive provisions shall apply. **[Amended 10-1-90 by Ord. No. 1453; 8-3-98 by Ord. No. 1774; 10-1-12 by Ord. No. 2074]**

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