

ZONING

TABLE 130-1

ZONING MAP AMENDMENTS

[The following is a list of amendments to the Zoning Map adopted 10-21-80 as part of Ord. No. 927. The complete text of each amendment is available in the office of the Zoning Administrator.]

Ord. No.	Adopted	Description of Property and Change
966	09-21-81	A portion of the Broderick property rezoned from R1 District to CD District and a portion of the Broderick property rezoned from CD District to R1 District.
967	10-19-81	An area, including 651 Painter's Run Road, rezoned from R1 District to C2 District.
1013	12-06-82	An area on Drake Road rezoned from R1 District to SB District.
1121	02-04-85	An area of C-1 District rezoned to SB District.
1134	05-06-85	A portion of the Lucia property rezoned from R1 District to SB District.
1205	05-05-86	An area of the R-1 District rezoned to SB District.
1216	07-07-86	Certain property owned by Consolidation Coal Company from R-5 District rezoned to SB District and certain property owned by Consolidation Coal Company from R-1 District rezoned to CD District.
1273	07-06-87	An area of CD, Conservation District, rezoned to R-1, Single Family Residence District.
1351	10-03-88	Rezone certain properties owned by John P. Schultz, Winfield B. Carson and Dorothy Krakower from R-1, Single Family Residence District, to R-2, Single Family Residence District.
1361	01-03-89	Rezone certain properties off of McLaughlin Run Road from R-1, Single Family Residential District, to R-4, Low-Rise Multifamily Residential District.

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Ord. No.	Adopted	Description of Property and Change
1362	01-03-89	Rezone properties on Boyce Road from C-1, Neighborhood Commercial District, to SB, Special Business District and Properties; along Boyce Road and Old Boyce Road from R-1, Single Family Residential District, to R-3, Medium Density Residential District.
1363	01-03-89	Rezone properties along Robb Hollow Road and Painters Run Road from Various Zoning Districts, to CD, Conservation District.
1429	03-05-90	Rezone property owned by Sam W. and Jean Gregg from CD, Conservation District, to RMP, Planned Restricted Light Industrial District; Rezone property owned by Life Care Retirement Communities, Inc. from R4, Low-rise Multifamily Residence District, to RMP, Planned Restricted Light Industrial District; both properties being located at end of Hidden Valley Drive.
1434	04-02-90	Rezone property owned by William Ostoff, Edward Ostoff and Judy Ostoff from CD, Conservation District, to R4, Low-rise Multifamily Residence District.
1500	06-03-91	Rezone property owned by St. Clair Country Club from R-1, Single-Family Residence District, to CD, Conservation District.
1584	06-07-93	Rezone property owned by Life Care Retirement Communities, Inc. from R-3, Medium Density Residential District, to R-4, Low Rise Multi-Family Residential District.
1684	10-02-95	Change the name, but none of the provisions, of the CD Conservation Zoning District to R-LI Low Intensity Residential District.
1851	12-03-01	Rezone a portion of Lot 123R of the Saulson Plan; Lots 125, 126, a portion of Lot 127 and a portion of Parcel A of the Dominion Phase 1; and a portion of 1447 McLaughlin Run Road from R-LI, Low Intensity Residential District to R1, Single Family Residential District.
1853	02-04-02	Rezone a portion of property owned by Outback Steakhouse of Florida and Dorothy L. Stewart, identified as block/lot numbers 478-H-131 and 478-H-155 and located at 25 McMurray Road and 9 McMurray Road respectively, from R-1, Single Family Residential District to C-2, Highway Commercial District.

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Ord. No.	Adopted	Description of Property and Change
1864	06-03-02	Rezone property owned by Life Care Retirement Communities, Inc., located at 1240 Boyce Road, block/lot numbers 670-B-110 from R3, Medium Density Residential District, to R-4. Low Rise Multifamily Residential District.
1936	04-04-05	Rezone property owned by Williamson & Jefferson, Inc., located along Painters Run Road identified as block/lot number 253-E-110, from R-LI, Low Intensity Residential District, to R1, Single Family Residential District.
2104	12-02-13	Rezone property located at the intersection of Washington Road and Fort Couch Road identified as block/lot numbers 319-K-350 and 319-K-325, from SB, Special Business District, to SB-MU, Special Business – Mixed Use District. [Amended 4-7-14 by Ord. No. 2110]
2152	10-03-16	Rezone property owned by Robert K. Godwin, located at 1320 Mayview Road, identified as block/lot number 322-R-200, from C-1 Neighborhood Commercial District and R-LI Low Intensity Residential District to R-3 Medium Density Residential District.
2160	01-03-17	Rezone property owned by Thomas A. Robinson Family, LP and John F. Kaucic Jr. and James Kaucic, located at 1353, 1355, 1357, and 1361 McLaughlin Run Road, identified as block/lot numbers 254-P-190, 254-P-192, 254-P-188 and 254-P-186, from RM Restricted Light Industrial District and R-LI Low Intensity Residential District to RM Restricted Light Industrial District.
2168	05-01-17	Rezone property located at 1345, 1351, 1365, 1371, 1373, and 1377 McLaughlin Run Road and X, 1322 Cook School Road, identified as block/lock numbers 254-N-210, 254-P-194, 254-P-184, 254-P-176, 254-P-174, 254-P-168, 254-P-209 and 254-N-215, from RM Restricted Light Industrial District and R-LI Low Intensity Residential District to RM Restricted Light Industrial District.

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TABLE 130-2

PUBLIC UTILITY POWER POLES AND PRINCIPAL BUILDINGS

The COMMUNICATIONS ANTENNA overlay district shall include the public utility poles and PRINCIPAL BUILDINGS as described below.

1. Allegheny Power Company poles numbered 17 through 22, inclusive, and 24 through 30, inclusive. The poles are within easements and right-of-ways to which Allegheny Power Company has a legal right as of January 5, 1998, and are in the locations as shown on the following “line plan”:
 - 1.1 Line plan for the Bethel Park-St. Clair 138KV Line on Sheet 3 of 5 and Sheet 4 of 5, both labeled as drawing number 400-126, and both date stamped received by the Township on November 26, 1997.
2. PRINCIPAL BUILDINGS, as that term is defined by the Zoning Code of the Township of Upper St. Clair, located as follows:
 - 2.1. 1639 McLaughlin Run Road, Block/Lot No. 395-E-26
 - 2.2. 1751 McLaughlin Run Road, Block/Lot. No. 395-R-20
 - 2.3. 1825 McLaughlin Run Road, Block/Lot. No. 478-C-210
 - 2.4. 2040 Washington Road, Block/Lot No. 394-J-210
 - 2.5. 1610 McMillan Road, Block/Lot No. 2532-L-285, 253-L-263
3. Duquesne Light Company transmission towers no. 3379 and 3380 of the Elrama-Woodville Transmission Line located on the lot identified as 1427 Cook School Road (Bedner Farm, Block/Lot No. 254-R-370).
4. The ACCESSORY STRUCTURE known as the stadium for the Upper St. Clair High School at 1825 McLaughlin Run Road, Block/Lot No. 478-C-210, and depicted on sheet 2 of 7 of the Upper St. Clair High School Development Plan recorded by the Allegheny County Recorder’s Office at Plan Book Volume 207, Pages 120 to 142. [**Amended 4-5-99 by Ord. No. 1795**]

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PAGES 540-600 RESERVED FOR FUTURE USE.