

**TOWNSHIP OF ALEPPO
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2020-04

AN ORDINANCE OF THE TOWNSHIP OF ALEPPO, ALLEGHENY COUNTY, PENNSYLVANIA, TO AMEND THE ZONING MAP, ATTACHMENT 2 SECTION 400 OF THE ZONING ORDINANCE, TO CREATE A NEW OVERLAY, THE INDUSTRIAL PARK PARKING OVERLAY, TO ADD A NEW ARTICLE REGARDING THE INDUSTRIAL PARK PARKING OVERLAY, AND TO AMEND SECTION 400-8 OF THE ZONING ORDINANCE TO PROVIDE A DEFINITION FOR "PARKING AREA, COMMERCIAL" AND TO ALLOW "PARKING AREA, COMMERCIAL" AS A CONDITIONAL USE IN THE NEWLY CREATED INDUSTRIAL PARK PARKING OVERLAY.

WHEREAS, the Township of Aleppo has the authority to promote the safety, health, convenience, and general welfare of its residents; and

WHEREAS, the Township of Aleppo has the obligation under the PA Municipalities Planning Code (MPC) to protect the character of the community, to facilitate beneficial and compatible land uses, and to encourage the orderly development of use of land consistent with local demographic and environmental concerns; and

WHEREAS, the Township of Aleppo desires to promote the orderly development of businesses within the 79 North Industrial & Research Park; and

WHEREAS, business owners and occupants of lots within the 79 North Industrial & Research Park have experienced recent growth such that parking areas used exclusively for the parking of automobiles of occupants of the premises are no longer adequate to meet the orderly growth and expansion needs of businesses and traffic in the 79 North Industrial & Research Park; and

WHEREAS, the demand for additional parking generally and not exclusively for the parking of automobiles of occupants of the premises of the 79 North Industrial & Research Park is considered to be necessary and desirable to promote orderly growth and development as well as the regulation of traffic within the Industrial Park, which is currently zoned C-2 Commercial Industrial District; and

WHEREAS, the Township of Aleppo desires to provide occupants of the businesses within the Industrial Park with ample parking for its employees and consumers through the establishment of a new overlay known as the Industrial Park Parking Overlay; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to the Allegheny County Planning Agency for review and comment; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at a duly noticed public meeting(s); and

WHEREAS, on July 13, 2020, the Township Board of Commissioners held a duly noticed, advertised, and posted public hearing to take public comment on the proposed amendments; and

WHEREAS, the Township Board of Commissioners, having received such public comment as may have been given at the public hearing, and having received the recommendations of the Township's Planning

Commission and Engineer, finds that the enactment of the proposed amendments to the Township Zoning Ordinance will be beneficial to the health, safety, and welfare of the Township and consistent with the PA MPC.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of Aleppo Township, Allegheny County, Pennsylvania, as follows:

The Zoning Ordinance of the Township of Aleppo is amended by updating the Zoning Map, found as Attachment 2 in Section 400 of the Zoning Ordinance, by creating a new overlay known as the Industrial Park Parking Overlay, and is further amended by adding a new term and definition in Section 400-8 of "parking area, commercial" which will allow for parking of licensed and operable motor vehicles not exclusive to the parking of automobiles of occupants of the premises or accessory to a principal structure as a conditional use in the Industrial Park Parking Overlay, under the terms and conditions hereinafter set forth. The Zoning Ordinance is further amended by creating a new Article for the Industrial Park Parking Overlay, under the terms and conditions hereinafter set forth.

Section 1. Zoning Map Amendment

The Zoning Map, Attachment 2 of Section 400 of the Zoning Ordinance, will be amended as follows, to create a new Industrial Park Parking Overlay.

1. The following parcels, identified by their respective Allegheny County Parcel ID numbers, will be included in the new Industrial Park Parking Overlay:
 - a. 344-C-190
 - b. 344-D-10
 - c. 344-D-15
 - d. 344-D-16
 - e. 344-D-20
(Note: Only the portion of 344-D-20 that is not located in the Natural Resource Protection Overlay will be included in the Parking Overlay)
 - f. 344-D-25
 - g. 344-D-25-1
 - h. 344-D-27
 - i. 344-C-200
 - j. 423-R-100
 - k. 423-R-100-1
 - l. 423-S-100
 - m. 423-S-102
 - n. 423-R-265-0-1
 - o. 423-S-98
 - p. 423-S-104

A map is attached and included as an exhibit showing the parcels to be included in the new Industrial Park Parking Overlay.

2. Note: The base zoning district for the parcels in the Overlay will remain C-2, Commercial Industrial District. Unless otherwise noted in the conditional use criteria provided hereinafter for Parking Area,

Commercial in the Industrial Park Parking Overlay, standards of the C-2 District as well as the general design standards for parking found in Section 400-11 shall apply.

Section 2. Definitions

The following new definition is added and inserted in alphabetical order and with consecutive numbers appearing before and after the added definition to Section 400-8:

1. Parking Area, Commercial: "C., Parking Area, Commercial," an area used or intended to be used for the off-street parking of licensed and operable motor vehicles on a temporary basis, other than as accessory parking to a principal use, and excluding parking structures. Parking Area, Commercial is permitted as a conditional use in the Industrial Park Parking Overlay to serve the businesses located in the 79 North Industrial & Research Park.

Section 3. Table of Uses

The following terms and items will be added and inserted into Table 1, Land Uses, which is Attachment 1 in Section 400 of the Zoning Ordinance:

1. The term "Parking Area, Commercial" shall be added as a new row to the Table of Uses, to be placed in alphabetical order.
2. A new column shall be added to the Table of Uses after the PRD column for the Industrial Park Parking Overlay (IPPO).
3. A "C" should be placed under the IPPO column in the "Parking Area, Commercial" row to indicate that commercial parking areas are a conditional use in the new Industrial Park Parking Overlay.

Section 4. Industrial Park Parking Overlay

The following new Article and associated language shall be added after PRDs (Article XII) and before Signs (XIII) in the Zoning Ordinance. All subsequent Articles in the Ordinance, from Signs and after it, shall be renumbered accordingly.

1. Article XIII Industrial Park Parking Overlay
2. Section 400-87 Purpose.
 - A. The purpose of the Industrial Park Parking Overlay is to address the recent experienced growth within the 79 North Industrial and Research Park and to provide businesses and property owners within the Park with the flexibility to provide additional parking for their employees, clients, and consumers. The Industrial Park Parking Overlay allows businesses and property owners within the 79 North Industrial Park to provide adequate parking to meet their needs and promotes proper parking in either existing facilities or new facilities located within the Industrial Park. The Overlay also promotes shared parking facilities among businesses located within the Industrial Park. Parking can be shared among businesses provided a conditional use is granted by the Board of Commissioners. In addition, new parking lots may be constructed within the park as part of a conditional use approval.
 - B. Applicability. Commercial Parking Areas that are not accessory to a principal use are permitted as a conditional use in the Industrial Park Parking Overlay. The Parking Overlay allows parking area, commercial as a conditional use. Conditional use approval is

required for any shared parking arrangements as well as the construction of new parking lots.

- C. Base Zoning District. The base zoning district for properties within the Industrial Park Parking Overlay will remain C-2, Commercial Industrial District. Unless otherwise noted in the conditional use criteria provided hereinafter for “Parking Area, Commercial” in the Industrial Park Parking Overlay, standards of the C-2 District as well as the general design standards for parking found in Section 400-11 shall apply.
3. Section 400-88 Authorized Uses. The following uses are authorized in the Industrial Park Parking Overlay:
- A. Conditional Uses:
 - i. Parking Area, Commercial, subject to the following requirements:
 - 1. Minimum Lot Size: The minimum lot size for a commercial parking area shall be one (1) acre or 43,560 square feet.
 - 2. Accessibility: The number of ADA accessible parking spaces must be provided pursuant to the requirements of the Americans with Disabilities Act as well as per the requirements set forth in Section 400-11 of this Ordinance.
 - 3. Screening/Fencing requirements: All parking lots must be screened with a five-foot masonry wall or an additional landscape buffer wherever the parking lot abuts an adjacent property, parking lot, street, or driveway. If a masonry wall is provided, any parking lot perimeter screening plantings required shall be planted outside of the screening wall.
 - 4. Setbacks:
 - a. Commercial parking areas must be set back at least 10 (ten) feet from the road right-of-way, with the area between the right-of-way and parking maintained with mulch, gravel, or other appropriate ground cover and landscaped with trees, shrubs, or boulders in accordance with an approved landscape plan. The landscape plan is subject to review and approval by the Township Board of Commissioners.
 - b. Other setbacks – No commercial parking areas shall be located closer than ten (10) feet to any adjoining lot line.
 - 5. Surfacing: All parking areas and access drives shall have a paved concrete or bituminous surface, graded with positive drainage to dispose of surface water and be subject to any additional requirements of the Township Subdivision and Land Development Ordinance, Chapter 350 of the Township Code of Ordinances.
 - 6. Buffer: Commercial parking areas must be screened via landscaping along the front, side, and rear property lines and shall be landscaped with trees, shrubs, mulch beds, or other appropriate landscaping in accordance with an approved landscape plan. The landscape plan is subject to review and approval by the Township Board of Commissioners.
 - 7. All commercial parking areas shall comply with the design standards for off-street parking facilities as set forth in Section 400-11 of the Zoning Ordinance, unless otherwise noted herein in this Section.
 - 8. All commercial parking areas are subject to the land development approval process as set forth in the Township’s Subdivision and Land Development ordinance, Chapter 350 of the Township’s Code of

Ordinances. For purposes of the Industrial Park Parking Overlay, only parking areas that have a structure on it (i.e. shed, canopy, gate house, etc.) shall be subject to the land development approval process.

9. All paved parking areas shall be designed so that stormwater runoff shall not adversely affect adjacent lots. The method of stormwater management and the design of the proposed facilities shall be subject to the requirements of the Aleppo Township Stormwater Management Ordinance and the Township's Subdivision and Land Development Ordinance, and are subject to the review and recommendation of the Township Engineer.

Section 5. Repealer

Any ordinance, chapter, section, subsection, paragraph, sentence, or phrase of any ordinance conflicting with the provisions of this ordinance amendment shall hereby be repealed to the extent of such conflict.

Section 6. Legality

If any sentence, clause, section, or part of this ordinance amendment 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 amendment. It is hereby declared as the intent of the Township of Aleppo that this ordinance amendment would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 7. Effective Date

This ordinance amendment shall be in full force and effect from the date from and after its passage and approval.

ORDAINED AND ENACTED into law this 13th day of July, 2020.

ATTEST:


Secretary

TOWNSHIP OF ALEPPO


By _____
President, Board of Commissioners

Approved this 13th day of July, 2020.

