

**ORDINANCE NO. 2500**  
**TOWNSHIP OF ROSS**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF ROSS, ALLEGHENY COUNTY, PENNSYLVANIA, ADDING AND AMENDING DEFINITIONS TO THE TOWNSHIP CODE OF ORDINANCES TO CHAPTER 27, PART 2, SECTION 202: DEFINITIONS, TO INCLUDE LANDSCAPE SERVICE BUSINESS AND ADDING THE USE TO CHAPTER 27, PART 9, SECTION 905: TABLE OF USE REGULATIONS AND TO SECTION 906: USE REGULATIONS.**

**WHEREAS**, the Ross Township Zoning Hearing Board having recent cases before them regarding landscape service businesses has requested that a “Landscape Service Business” be defined and added to the definitions of Chapter 27 of the Township’s Zoning Ordinance and restrictions of such use added to the applicable provisions therein; and

**WHEREAS**, the Zoning Hearing Board also requests that “Landscape Service Business” as so defined be place as a Conditional Use in a C2 and C3 Zoning districts and permitted use by right in I1 Zoning districts and not permitted in the R1, R2, R3, R4, R5 and C1 zoning districts and so added to the Table of Use Regulations Chapter 27, Section 905 and additional requirements and restrictions so added to Section 906;

**NOW THEREFORE**, the Commissioners of Ross Township, Allegheny County, Pennsylvania, hereby ordains and enacts the additions and amendments as follows and so referenced:

**SECTION 1:**

§27-202        Definitions

*Landscape Service Business* - a commercial business which operates to construct, install and maintain lawns, trees, yards, shrubs, gardens, patios, related grounds and other outdoor areas which are owned by others. This does not include the storage or sale of landscape supplies as defined in this chapter. The storage of equipment, vehicles, and machinery used to transport or needed to provide the services is permitted.

**§27-905**

<b>Zoning District</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>
Landscape Supply Business [ <i>Ord. 2308</i> ]	N	N	N	N	N	C <sup>5</sup>	C <sup>5</sup>	N	P
Landscape Contracting and Supply Business [ <i>Ord. 2308</i> ]	N	N	N	N	N	N	N	N	P
Landscape Service Business	N	N	N	N	N	N	C	C	P

<sup>5</sup> Only as an accessory use to a greenhouse.

27-906.5

*O. Landscape Service Business.*

(1) The site shall have or be improved to have a structure on a permanent foundation to provide at a minimum administrative office space. The use of trailers or converted storage containers to comply with this requirement is prohibited.

(2) The outside storage of all equipment, vehicles, and machinery must be in the side or rear yards, screened from public view, and landscaping provided for aesthetic purposes.

(3) *Parking.* One off-street parking space for each employee at the maximum shift and one space for each 200 square feet of gross floor area.

**SECTION 2:**

Any ordinance or part thereof in conflict herewith, is hereby repealed to the extent of said conflict.

**SECTION 3:**

The Township Board of Commissioners are hereby authorized and directed to execute all documents necessary to effectuate the amendments to the Ordinances as cited and referenced herein.

**SECTION 4:**

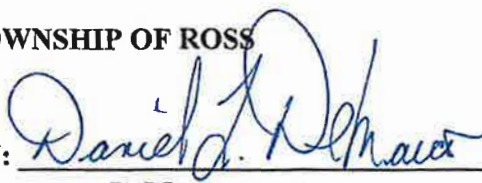
The amendments to the Ordinances shall take effect in accordance with the applicable law.

**ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF ROSS TOWNSHIP THIS 16TH DAY OF OCTOBER, 2023.**

ATTEST:

  
\_\_\_\_\_  
Ronald L. Borczyk  
Township Manager

TOWNSHIP OF ROSS

BY:   
\_\_\_\_\_  
Daniel DeMarco, President  
Board of Commissioners