

TOWNSHIP OF SHALER

ORDINANCE NO. 1974

AN ORDINANCE OF THE TOWNSHIP OF SHALER, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE CODIFIED ORDINANCES OF THE TOWNSHIP OF SHALER AT CHAPTER 225, ZONING, TO AMEND THE DEFINITION OF FAMILY AND TO AMEND CERTAIN REGULATIONS PERTAINING TO THE USE OF CERTAIN RESIDENTIAL STRUCTURES WITHIN THE TOWNSHIP.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, authorizes the Township of Shaler (“Township”) by and through its Board of Commissioners (“Board”) to regulate zoning and land use within the Township; and

WHEREAS, the development and protection of single-family residential zoning districts has long been recognized as a valid exercise of a municipality’s police power; and

WHEREAS, non-family uses, including fraternity houses and boarding houses have been found to be antithetical to the residential character of a single-family district; and

WHEREAS, the Board believes that the benefits of residential districts should be available to all families within the Township while the residential nature of such districts should be protected; and

WHEREAS, the Board desires to amend certain provisions of Chapter 225 of the Township Code of Ordinances, Zoning, (“Zoning Ordinance”) to revise certain provisions related to the use and nature of its residential districts.

NOW THEREFORE, the Board of Commissioners of Shaler Township, Allegheny County, Pennsylvania, hereby ordains and enacts as follows, incorporating the above recitals by reference:

Section 1. Section 225-218 of the Township Zoning Ordinance, Definitions, is revised by inserting the underlined terms as follows:

FAMILY

Either an individual or two or more persons related by blood or marriage or adoption and, in addition, any domestic servants or gratuitous guests thereof or a group of not more than three persons who need not be related, who are living together in a single dwelling unit and maintaining a common household, or six disabled persons or such other minimum number of disabled persons not so related necessary to allow the disabled persons to live in a residential neighborhood (provided that the minimum number of disabled persons does not impose undue financial or administrative burdens or an undue hardship upon the Township or require a fundamental alteration in the Township’s Zoning), living and cooking together as a single housekeeping unit, exclusive of household employees. Nothing in this chapter is intended or shall be interpreted,

