

ORDINANCE NO. 2379

ROSS TOWNSHIP

ALLEGHENY COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF ROSS, ALLEGHENY COUNTY, PENNSYLVANIA, REPEALING A PORTION OF *CHAPTER 27-906.6.D: RESIDENTIAL ACCESSORY STRUCTURE OF THE ROSS TOWNSHIP CODE OF ORDINANCES.*

WHEREAS, the Ross Township Board of Commissioners has considered changes to the Township's Zoning Ordinance in order to define and regulate the number of residential accessory buildings; and

WHEREAS, in order to clearly define a maximum number of residential accessory buildings permitted per zoned lot within the Township; and,

NOW, THEREFORE, the Board of Commissioners of Ross Township, Allegheny County, Pennsylvania, hereby ordains and enacts, the amendment of the referenced sections of the Township Code of Ordinances regarding residential accessory buildings and structures as follows:

SECTION 1:

Chapter 27 of the Ross Township Code of Ordinances is hereby amended to add and establish the following:

§27-906.6.D Residential Accessory Building and Structures.

(1) Residential accessory buildings and/or structures as defined in §27-202 *Definitions* shall meet the following standards:

- a) *Front Yard*. Shall not be permitted within the required front yard, being the area from the front of the principal building and the street.
- b) *Side Yards*. May be located within the required side yard, being the area extending from either side of the front to rear wall of the principal building to the side property line, and shall not be located closer than 5 feet to any side property line.
- c) *Rear Yard*. May be located within the required rear yard, being the area from the rear wall of the principal building to the rear property line, and shall not be located closer than 15 feet to the rear property line if the square footage is between 100 to 720 square feet and not closer than 5 feet to the rear property line if the square footage is less than 100 square feet.

- d) *Size, Height and Maximum Number.* No more than two (2) residential accessory buildings with a combined square footage of 720 square feet shall be permitted per zoned lot within the Township, and the height of each shall not exceed 14 feet as measured from the finished floor level to the peak.

SECTION 2:

Any ordinance or part thereof in conflict herewith, is hereby repealed to the extent of said conflict.


SECTION 3:

The amendments to this Ordinance shall take effect in accordance with applicable law.


**ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF
ROSS TOWNSHIP THIS 17th DAY OF JANUARY, 2017.**

ATTEST:

TOWNSHIP OF ROSS



Douglas Sample
Township Manager

By: 

Jeremy Shaffer, President
Board of Commissioners