

BOROUGH OF MT. OLIVER

ORDINANCE No. 984

AN ORDINANCE OF THE BOROUGH OF MT. OLIVER, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE UPDATED ZONING ORDINANCE OF 2020 AS RECOMMENDED FOR ADOPTION BY THE MT. OLIVER BOROUGH PLANNING COMMISSION AND REPEALING ANY PREVIOUS ZONING ORDINANCES.

WHEREAS, the Municipalities Planning Code (MPC), 53 PS §10101 et seq., authorizes municipalities in the Commonwealth to develop land use regulations pursuant to the adoption of a Comprehensive Plan; and

WHEREAS, the Borough adopted its most recent Comprehensive Plan, “The Mount Oliver Plan: Focus on Our Future” on February 20, 2017;

WHEREAS, the Borough of Mt. Oliver staff worked with its planning consultants and the Mt. Oliver Planning Commission to prepare a complete and updated Zoning Ordinance for the Borough beginning in 2018 through February of 2020; and

WHEREAS, the proposed Zoning Ordinance was delivered to the Allegheny County Department of Development, Planning Division, on or about March 3, 2019, June 12, 2019, and February 24, 2020 for review and comments; and

WHEREAS, the Borough received final comments from the Allegheny County Department of Development, Planning Division, on April 15, 2019, on July 11, 2019 and on March 24, 2020 and have reviewed and incorporated the comments into the final version of the Zoning Ordinance; and

WHEREAS, the Borough of Mt. Oliver Planning Commission completed its final review of the proposed Zoning Ordinance on June 8, 2020 and, on that date, unanimously voted to recommend that the proposed Zoning Ordinance as amended be approved by the Borough Council; and

WHEREAS, a copy of the proposed Zoning Ordinance, which includes the text, maps, appendices and any other items which form the whole of the Zoning Ordinance of 2020 attached hereto as Exhibit “A,” has been available for public viewing beginning on May 20, 2020 at the Borough Building and on the Borough website; and

WHEREAS, notice of the proposed adoption of the ordinance and of a public hearing was forwarded to the *South Pittsburgh Reporter* and published on May 26 and June 2, 2020; and

WHEREAS, the Council of the Borough of Mt. Oliver conducted a public hearing on June 15, 2020 as required by the Municipalities Planning Code and accepted public comments regarding

the proposed Zoning Ordinance and the comments have been duly noted in the minutes of the public hearing; and

WHEREAS, the Borough Council, after consideration of the comments received, has determined that the proposed Zoning Ordinance of 2020, as set forth in the attached Exhibit "A" is an accurate and thorough document that provides the rules and regulations for the use of property in the Borough; and

WHEREAS, the Borough Council has determined that the thorough, complete, and updated land use regulations contained in the proposed Zoning Ordinance of 2020 are beneficial to the health, safety, and welfare of the citizens of the Borough;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE BOROUGH OF MT. OLIVER, and it is hereby enacted by the authority of the same:

SECTION I. The MT. OLIVER BOROUGH COUNCIL, by this Ordinance, adopt the updated Zoning Ordinance of 2020 as attached hereto as Exhibit "A", pursuant to the Municipalities Planning Code.

SECTION II. All other previous zoning ordinances are hereby repealed in their entirety.


RESOLVED AND ENACTED THIS 15<sup>th</sup> DAY OF JUNE, 2020.

ATTEST:

BOROUGH OF MT. OLIVER



Borough Manager

By: 

Council President