

CITY OF SHARON, PENNSYLVANIA

BILL NO. 08-22

ORDINANCE NO. 08-22

Introduced by, Mr. Sizer

Passed finally.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SHARON, COUNTY OF MERCER, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 3 SECTION 302.10 TO ADD THERETO SUBSECTION (d) CREATING A NEW MIXED USE DISTRICT FROM EXISTING LOW DENSITY RESIDENTIAL AREAS; AMENDING TABLES RELATED TO SECTIONS 306.10 AND 307.10 SETTING FORTH PERMITTED USES, SPECIAL EXCEPTIONS AND LOT, YARD AND HEIGHT REGULATIONS FOR THE NEWLY CREATED DISTRICT; DIRECTING THE AMENDMENT TO THE ZONING MAP TO REFLECT THE AMENDMENTS PROVIDED HEREIN; DIRECTING THE CITY CLERK TO PROVIDE FOR A PUBLIC HEARING AND APPROPRIATE NOTICE THEREOF.

BE IT ORDAINED AND ENACTED by the Council of the City of Sharon and it is hereby ordained and enacted by the authority of the same as follows:

SECTION 1. AMENDMENT. The zoning ordinance of the City, Article 3, Section 302.30 is amended to add thereto:

302.10 (d) R1-A District Frame Area - This district is designed to enhance the economic viability of the R-1-A area by permitting expanded commercial use within its boundary;

SECTION 2. AMENDMENT: The zoning Ordinance of the City of Sharon Article 3, Section 306.10 the Tables setting forth the Permitted Uses, the Conditional Uses, and allowable Special Exceptions is amended to include and provide for detailed Permitted and Conditional Uses and Special Exceptions all as set forth in Exhibit "A" which is appended hereto and made a part hereof;

SECTION 3. AMENDMENT: The zoning Ordinance of the City of Sharon Article 3, Section 307.10 the Tables setting forth the lot, yard, and height requirements is amended to include and provide for detailed lot, yard and height requirements all as set forth in Exhibit "B" which is appended hereto and made a part hereof;

SECTION 4. AMENDMENT: The zoning Map of the City of Sharon shall be amended to reflect the newly created districts all as set forth in Exhibit "C" which is appended hereto and made a part hereof;

SECTION 5. DIRECTIONS TO CITY CLERK: Immediately following first reading of this Ordinance the City Clerk shall:

A) set a date for a public hearing on this Ordinance; and

B) provide for Notice of the public hearing be sent to all property owners affected by the map change, by first class mail, postage prepaid, setting forth the

date, time, place and purpose of the hearing, said Notice to be mailed to each owner at the address to which real estate tax notices are sent at least 30 days prior to the date of the hearing; and

C) post Notice at least 7 days prior to the hearing at conspicuous points deemed sufficient along the Tracts being changed to notify potential interested citizens; and

D) publish Notice once a week for two successive weeks in a newspaper of general circulation, the first publication being not more than 30 days prior to the hearing and the second being not less than 7 days prior to the hearing.

SECTION 6: PLANNING COMMISSIONS: Copies of this Ordinance shall be sent to the Sharon Planning Commission and to the Mercer County Regional Planning Commission by the City Clerk at least 30 days prior to the public hearing soliciting their comments and recommendations.

SECTION 7. SEVERABILITY. The provisions of this Ordinance shall be severable and, if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, such shall not affect the validity of any of the remaining provisions of said Ordinance.

SECTION 8. REPEALER. All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after final passage.

Passed finally on this 17th day of August 2022.



President of Council

ATTEST:



City Clerk

EXHIBIT A

TABLE 306.10 - PERMITTED USES, CONDITIONAL USES, AND SPECIAL EXCEPTIONS	
P - Permitted Uses S - Special Exception C - Conditional Use	R-1A
RESIDENTIAL USES	
Single-Family Dwellings	P
Two-Family Dwellings	
Multi-Family Dwellings	
Adult Day Care	
Adult Day Care Services	
Bed & Breakfast	
Boarding/Rooming Houses	P
Conversion Apartments	
Day Care Facilities, Child Day Care Centers	P
Family Day Care Homes	SE
Group Day Care Homes	
Group Homes	
Home Occupations	SE
No-Impact Home Based Businesses	P
Nursing Homes	
Personal Care Boarding Homes	
Residences as a Secondary Use	P
GENERAL USES	
Cemeteries	SE
Churches	SE
College and University	
Funeral Homes	
Hospitals	
Libraries	
Medical and Dental Clinics	P
Museums	
Offices	
Professional Offices	P
Public Recreation	P
Schools	SE
COMMERCIAL/INDUSTRIAL USES	
Automotive Dealers	P
Automotive Service & Sale Establishments	P
Building Materials (including sand, gravel, and concrete)	
Car Washes	SE
Convenience Stores	P

EXHIBIT A

TABLE 306.10 - PERMITTED USES, CONDITIONAL USES, AND SPECIAL EXCEPTIONS	
P - Permitted Uses S - Special Exception C - Conditional Use	R-1A
Eating and Drinking Establishments	P
Heavy Manufacturing	
Hotels and Motels	
Indoor Commercial Recreation	
Junk Yards	
Kennels and Veterinary Offices	P
Laundry and Dry Cleaning Plants	
Light Manufacturing	
Mini-Storage Facilities	
Parking Lots/Structures	P
Personal Services	P
Petroleum and Chemical Storage and Distribution	
Research and Testing Laboratories	
Retail Business	P
Retail Manufacturing	P
Shopping Centers/Large Scale Retail	SE
Social and Fraternal Clubs	P
Truck Terminals	
Warehouses	
Communication Antenna	
Adult Entertainment Establishments	
Accessory Uses/Structures	P
Public Utility Substations	P
Essential Services	P
Planned Residential Development	
Traditional Neighborhood Development	C
Riverfront Overlay District	

EXHIBIT B

TABLE 307.10 - LOT, YARD, AREA & HEIGHT REQUIREMENTS								
Zoning District	Min. Lot Area Sq Ft	Min Lot Width	Min. Front Yard	Total Side Yards	Min. Side Yard	Min Rear Yard	Max Lot Coverage	Max Height Structure
R-1A	7,500.00	60'	20'	24'	12'	20'	50%	100'

EXHIBIT C

CITY OF SHARON ZONING AMENDMENTS – MAP ID# PARCELS

The following list contains the Sharon parcels affected by the proposed Zoning Amendment:

MAP #

3 S 2A

3 S 3A

3 S 4A

3 S 5A

3 S 6A

3 S 7A

3 S 8A

3 S 9A

3 S 10A

3 S 12

3 S 13 14 15 16

3 S 24

3 S 25

3 S 26

3 S 27

3 S 28

3 S 29

3 S 30

3 S 31

3 S 32

3 S 33

3 S 34

3 S 35

3 S 36

3 S 37

3 S 38

3 S 39 40

3 S 41 42

3 S 43 TO 51

3 T 1 2

3 T 4

3 T 8A 9

3 T 11

3 T 12

3 T 13

3 T 14

3 T 14A

3 T 19

3 T 20

3 T 21

3 T 22

3 T 24 23

3 T 25