CITY OF SHARON
MERCER COUNTY, PENNSYLVANIA

ORDINANCE NO. 10-2026

AN ORDINANCE OF THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ("MPC"), REPEALING PART 12, TITLE 4 OF THE CODE OF ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS THE "SHARON ZONING ORDINANCE" AND REPLACING PART 12, TITLE 4 IN ITS ENTIRETY; PROVIDING GENERAL PROVISIONS IN CONFORMITY WITH THE SHARON COMPREHENSIVE PLAN; FURTHER PROVIDING FOR DEFINITIONS; ADDITIONALLY PROVIDING FOR ZONING DISTRICTS, ALONG WITH PERMITTED USES AND REGULATIONS ASSOCIATED WITH SAID DISTRICTS AND USES, AND A MAP OUTLINING THE LOCATION OF SAID DISTRICTS; ALSO PROVIDING FOR SUPPLEMENTAL REGULATIONS GOVERNING NONCONFORMING USES AND STRUCTURES ALONG WITH VARIOUS GENERAL PERFORMANCE STANDARDS, PARKING STANDARDS, AND SIGN REGULATIONS; FURTHER PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE SHARON ZONING ORDINANCE, ALONG WITH PROVIDING FOR THE RIGHT TO APPEAL FROM ADVERSE DECISIONS; ADDITIONALLY PROVIDING FOR THE CONTINUED OPERATION OF THE SHARON ZONING HEARING BOARD; PROVIDING FOR THE RIGHT TO ADOPT FUTURE AMENDMENTS TO THE CHAPTER; AND PROVIDING FOR PLANNED RESIDENTIAL DEVELOPMENTS.

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WHEREAS, the City of Sharon encourages the reasonable development of all legal uses of property for the benefit of City residents and guests; and

WHEREAS, in furtherance of its land use responsibilities, the City adopted a new Comprehensive Plan on October 15, 2025; and

WHEREAS, the City adopted its current Zoning Ordinance at Ordinance No. 17-2005 on September 28, 2006, as amended since, along with a Zoning Map of districts created under the ordinance; and

WHEREAS, it is the judgment of Council that the Zoning Ordinance, and associated Zoning Map, being over 20 years old, is in need of replacement; and

WHEREAS, the Sharon Planning Commission, in consultation and cooperation with the City staff and consultant, advertised and held public meetings on the zoning update; and

WHEREAS, City staff sent the proposed zoning ordinance and map to the Mercer County Planning Commission for review and comment on August 12, 2026; and,

WHEREAS, pursuant to the requirements of the MPC, Council held a public hearing on October 21, 2026, to hear and consider public comments, and the comments received prior to and at the public hearing were duly considered;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, AND THE CITY OF SHARON HEREBY ORDAINS AND ENACTS BY AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1. REPEAL AND REPLACEMENT OF SHARON ZONING ORDINANCE. Part 12, Title 4, of the Sharon Code of Ordinances, related to Zoning, consisting of Ordinance No. 17-2005, as amended, is hereby repealed in its entirety and in its place, the entirety of the attached new zoning ordinance and map are hereby adopted.

SECTION 2. AUTHORIZATION OF CITY OFFICIALS. The appropriate City officials are hereby authorized to take all necessary actions to affect the proper implementation of this Ordinance.

SECTION 3. 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 4. 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 5. EFFECTIVE DATE. The provisions of this ordinance shall become effective in ten (10) days.

SHARON ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND ENACTED FINALLY INTO LAW BY THE COUNCIL OF THE CITY OF SHARON THIS 18TH DAY OF NOVEMBER, 2026.

CITY OF SHARON
COUNCIL

ATTEST:

By:_____
President

_____
City Clerk

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