

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF JEFFERSON HILLS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 712, AS AMENDED, THE "ZONING ORDINANCE", TO: REVISE THE ZONING ORDINANCE AND ZONING DISTRICT MAP TO SPLIT THE OFFICE PARK (O-P) ZONING DISTRICT INTO TWO DISTRICTS, TO BE KNOWN AS O-P-1 AND O-P-2, RESPECTIVELY, AND TO AMEND THE CLASSIFICATION OF HOSPITALS, HELIPADS, AND MEDICAL CENTERS AS USES WITHIN THE ZONING ORDINANCE.

NOW, THEREFORE, it is hereby ordained and enacted by Borough Council of the Borough of Jefferson Hills, Allegheny County, Pennsylvania as follows:

SECTION 1.

The Borough's Zoning Ordinance and Zoning Map shall be amended as follows:

The Office Park District shall be split into two Office Park Districts: O-P-1 and O-P-2.

The new O-P-1 District shall allow for Hospitals as a Use by Right and Helipads as a Conditional Use.

The new O-P-2 District shall allow for the same uses as the O-P-1 District *except that* Hospitals, Medical Centers, and Helipads shall not be allowed as a use in the O-P-2 district under any classification.

Hospitals and Medical Centers shall not be allowed as a use under any classification in any zoning district within the Borough other than O-P-1.

The current O-P District that surrounds Coal Valley Road #2 (east of State Route 51) shall be changed from O-P to O-P-1.

The remaining parcels in Jefferson Hills that are currently zoned O-P shall be changed to O-P-2. This includes the parcels west of State Route 51 between Elliot Road and Practice Tee Drive, as well as the parcel east of State Route 51 along Wray Large Road.

All references to "Hospitals", "Helipads", and "Medical Centers" in the Zoning Ordinance that are inconsistent with the above amendments shall be stricken.

SECTION 2.

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

ORDAINED AND ENACTED THIS _____ DAY OF _____, 2018

BOROUGH OF JEFFERSON HILLS

PRESIDENT OF COUNCIL

ATTEST:

BOROUGH CLERK

ORDAINED AND ENACTED THIS _____ DAY OF _____, 2018

MAYOR