

**BOROUGH OF BALDWIN
ORDINANCE NO. 900**

**AN ORDINANCE OF THE BOROUGH OF BALDWIN,
COUNTY OF ALLEGHENY, COMMONWEALTH OF
PENNSYLVANIA, AMENDING ORDINANCE 873 THAT
ADOPTS THE OFFICIAL ZONING MAP, CHANGING
THE PRD (PLANNED RESIDENTIAL DEVELOPMENT)
ZONING DISTRICT TO R-1, SINGLE FAMILY
RESIDENTIAL, ON THE OFFICIAL ZONING MAP, AND
DELETING ALL SUBSECTIONS WHICH MAKE
REFERENCE TO THE PRD ZONING DISTRICT**

WHEREAS, the Borough of Baldwin wishes to amend Ordinance 873, which was adopted by Council on June 21, 2016, and all subsequent amendments thereto; and

WHEREAS, the Baldwin Borough Comprehensive Plan called for an amended zoning map to address the deletion of the incorrectly used and labeled PRD Zoning District; and

WHEREAS, the tentative PRD approval that was filed for the subject parcel at 3670 Willett Road (136-P-100), has expired; and

WHEREAS, the Baldwin Borough Comprehensive Plan also suggested that the residential zoning districts be simplified, as it can be difficult to clearly administer, and dilute the purpose and goals of each district. There were a total of five residential zoning districts, and the recommendation was to decrease that to only having two: R-1 (Single Family Residential), and R-2 (Two-Family and Multi-Family Residential).

WHEREAS, the Baldwin Borough Comprehensive Plan, which was adopted by resolution on April 21, 2015, states the following regarding the rezoning of the PRD: "Delete all PRD regulations in the Borough's Zoning Ordinance. Residential development would be regulated by the proposed updated residential zoning district classifications. Additionally, a complete review of the Borough Zoning Ordinance is necessary to correct properties that are

currently identified as being zoned PRD but have no PRD approval from the Borough. It is recommended that these properties be zoned as the (revised) R-1 Single Family Residential zoning district in keeping with the community's goal to preserve the single family housing character of much of the Borough. All properties for which there is an approval for a PRD, should remain zoned PRD".

NOW, THEREFORE, BE IT ORDAINED and ENACTED by the Council of the Borough of Baldwin, Allegheny County, Pennsylvania, and it is ORDAINED and ENACTED as follows:

SECTION 1: That Ordinance 873 is hereby amended by changing the official zoning map as shown on Exhibit A, attached hereto.

SECTION 2: That Ordinance 873 is hereby amended by deleting PRD regulations from the following subsections:

Section 168-500 Borough Council

A. Duties of Council

(4) Ask for recommendations of the Planning Commission on the adoption or amendment of this chapter if such recommendations are not prepared by the Planning Commission. In accordance with § 303(a) of the Pennsylvania Municipalities Planning Code,[1] Council must ask for recommendations from the Planning Commission for proposed actions related to:

(c.) The adoption, amendment, or repeal of an official zoning map, SALDO, zoning ordinance, or capital improvements program: or

Section 168-500 Borough Council

A. Duties of Council (n/a)

Section 168-520 Planning Commission and Zoning Hearing Board

C. Planning Commission powers, duties and other functions.

(2) Conduct. The Planning Commission at the request of Council may:

(c) Prepare, recommend and present subdivision and land development for the consideration of Council.

(p) Review the zoning, subdivision and land development ordinance, Official Zoning Map of the Borough of Baldwin, and regulations governing the development of land no less frequently than it reviews the comprehensive plan.

Section 168-520 Planning Commission and Zoning Hearing Board

(3) Conduct. Provide recommendations for proposed actions related to:

(c) The adoption, amendment or repeal of an official map, SALDO, zoning ordinance, or capital improvements program;

SECTION 3: That all other provisions of Ordinance 873, as amended, shall remain in full force and effect and this amended ordinance shall take effect immediately.

ORDAINED AND ENACTED INTO LAW, this 21st day of January, 2020.

ATTEST:

BOROUGH OF BALDWIN

Borough Manager

By: _____
xxxxxx, President of Council

APPROVED AS TO FORM:

Examined and approved this 21st day of
January, 2019.

Borough Solicitor

David Depretis, Mayor