

CITY OF SHARON  
MERCER COUNTY, PENNSYLVANIA

ORDINANCE NO. 05- 2024

**AN ORDINANCE OF THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (“MPC”), AMENDING PORTIONS OF PART 12, TITLE 4 OF THE SHARON CODE OF ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS THE “SHARON ZONING ORDINANCE”; AMENDING SECTION 309.16 TO CLARIFY CERTAIN PROTECTED GROUP HOME USES SHALL BE CONSIDERED AS SINGLE FAMILY DWELLINGS UNDER THE ORDINANCE, IN ACCORD WITH THE FEDERAL FAIR HOUSING ACT; AND TO AMEND TABLE 306.10 TO NOTE THAT THE SINGLE FAMILY.**

**WHEREAS**, the City of Sharon (“City”) encourages the reasonable development of all legal uses of property for the benefit of City residents and guests; and

**WHEREAS**, upon substantial consideration, the City adopted Ordinance 7-2005, which repealed the previous Zoning Ordinance and replaced, along with the Zoning District map, in its entirety; and

**WHEREAS**, Sharon City Council desires to enact certain provisions to comply with federal law and to clarify that certain group home or community home uses are permitted with the same requirements as a single family dwelling, as protected by the Fair Housing Act, 42 U.S.C. § 3601, *et seq.*;

**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. AMENDMENT OF PART 12, TITLE 4, SECTION 309.16.** Part 12, Title 4, the Zoning Ordinance, Section 309.16 is hereby amended to add a new subsection (f), which shall read as follows:

(f) Group homes, including but not limited to, community homes for individuals with intellectual disabilities or autism, are a permitted use in all districts in which a single family dwelling is permitted.

**SECTION 2. AMENDMENT OF PART 12, TITLE 4, SECTION 306.10.** Part 12, Title 4, the Zoning Ordinance, Section 306.10 is hereby amended to add a note of an asterisk (\*)

next to the term "Single Family Dwelling" as used throughout Table 306.10, with the corresponding note of the asterisk to read as follows at the conclusion of the Table:

"\* Single Family Dwelling shall be interpreted to include "All group homes or community homes for individuals with intellectual disabilities or autism, or any other living arrangement protected by the Fair Housing Act, 42 U.S.C. § 3601, et seq."

**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 5<sup>th</sup> DAY OF JUNE 2024.**

ATTEST:

  
\_\_\_\_\_  
City Clerk

CITY OF SHARON  
COUNCIL

By:   
\_\_\_\_\_  
President