

CITY OF SHARON, PENNSYLVANIA

BILL NO. 06-19

ORDINANCE NO. 06-19

Introduced by,

Passed finally, July 17, 2019

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 302.30 TO ADD THERETO SUBSECTIONS (c), (d) AND (e) CREATING THREE NEW MIXED USE DISTRICTS FROM EXISTING COMMERCIAL 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 DISTRICTS; 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:

302.30 (c) C-1 -A Central Commercial District Frame Area - This district is designed to enhance the economic viability of the Central Commercial Frame Area, the City of Sharon encourages the use of building in this area in a compatible, but not traditional manner. See Section 412 for specific requirement.

302.30 (d) MU-N North Mixed Use District - This district is designed to encourage innovations in residential and nonresidential development that makes use of a mixed-use form of development so that the growing demand for housing and other development may be met by greater variety in type, design, and layout of structures and uses.

302.30(e) MU-S South Mixed Use District - This district is designed to encourage a more efficient use of land and of public services to reflect changes in the technology of land development for other uses.

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



President of Council

ATTEST:



City Clerk

TABLE 306.10 - PERMITTED USES, CONDITIONAL USES, AND SPECIAL EXCEPTIONS

	R-1	R-2	R-3	I	C-1	C-1-A	C-2	M-1	M-2	M-3	MUN	MU-S
P - Permitted Uses												
SE - Special Exception												
C - Conditional Use												
RESIDENTIAL USES												
Single-Family Dwellings	P	P	P	P							P	P
Two-Family Dwellings		P	P	P							P	P
Multi-Family Dwellings (309.10)		P	P	P							P	P
Adult Day Care (309.17)		SE									SE	
Adult Day Care Services				P							P	P
Bed & Breakfast				P							P	P
Boarding / Rooming Houses (309.15)	P	P	P	P							P	P
Conversion Apartments (309.11)		SE									SE	
Day Care Facilities, Child Day Care Centers (309.17)			SE	P			P				P	P
Family Day Care Homes (309.17)	SE	SE										
Group Day Care Homes (309.17)		SE									SE	
Group Homes (309.16)				P							P	P
Home Occupations (309.13)	SE	SE	P								SE	
No-Impact Home Based Businesses (309.14)	P	P	P								P	P
Nursing Homes (309.18)		SE	SE	P							P	P
Personal Care Boarding Homes (309.16)		SE		P							P	P
Residences as a Secondary Use (309.12)					P	P	P				P	P
GENERAL USES												
Cemeteries (309.19)	SE											
Churches (309.18)	SE	P		P							P	P
College and University				P							P	P
Funeral Homes (309.20)			SE	P							P	P
Hospitals				P							P	P
Libraries				P							P	P



TABLE 306.10 - PERMITTED USES, CONDITIONAL USES, AND SPECIAL EXCEPTIONS.

	R-1	R-2	R-3	I	C-1	C-1-A	C-2	M-1	M-2	M-3	MUN	MUS
P - Permitted Uses												
SE - Special Exception				P	P	P	P				P	P
C - Conditional Use				P	P	P		P	P	P	P	P
Medical and Dental Clinics												
Museums				P							P	P
Offices											P	P
Professional Offices				P	P	P	P				P	P
Public Recreation	P	P	P								P	P
Schools (309.18)	SE	P		P							P	P
COMMERCIAL / INDUSTRIAL USES												
Automotive Dealers (309.25)							P					
Automotive Service & Sale Establishments (309.25)							P	SE			SE	
Building Materials (including sand, gravel, and concrete)									P	P		
Car Washes (309.24)							SE	SE			SE	
Convenience Stores							P				P	P
Eating and Drinking Establishments (309.27)					P	P	P				P	P
Heavy Manufacturing									P	P		
Hotels and Motels					P	P					P	P
Indoor Commercial Recreation					P	P					P	P
Junk Yards (309.30)									SE	SE		
Kennels and Veterinary Offices (309.29)				P			P				P	P
Laundry and Dry Cleaning Plants											P	P
Light Manufacturing											P	P
Mini-Storage Facilities (309.33)												
Parking Lots / Structures					P		P	P	P	P	P	P
Personal Services					P	P	P				P	P
Petroleum and Chemical Storage and Distribution (309.31)								SE	SE	SE	SE	SE
Research and Testing Laboratories								P	P	P	P	P

EXHIBIT
Blumberg Ho. 5110
A2

TABLE 306.10 - PERMITTED USES, CONDITIONAL USES, AND SPECIAL EXCEPTIONS

	R-1	R-2	R-3	I	C-1	C-1-A	C-2	M-1	M-2	M-3	MUN	MUS
P - Permitted Uses												
SE - Special Exception												
C - Conditional Use												
Retail Business					P	P	P				P	P
Retail Manufacturing (309.28)					P	P	P				P	P
Shopping Centers / Large Scale Retail (309.26)							SE	SE			SE	
Social and Fraternal Clubs					P	P	P				P	P
Truck Terminals (309.32)									P	P		
Warehouses (309.32)									P	P		
Communication Antenna (309.35)								P	P	P		
Communication Towers (309.35)								SE	SE	SE	SE	
Adult Entertainment Establishments (309.36)										SE		
Accessory Uses / Structures	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Substations (309.22)	P	P	P	P	P	P	P	P	P	P	P	P
Essential Services	P	P	P	P	P	P					P	P
Planned Residential Development (Article 10)		C	C	C	C	C					C	C
Traditional Neighborhood Development (Article 11)			C	C	C	C	C				C	C
Riverfront Overlay District (Section 411) *												

TABLE 307.10

Zoning District	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. ³ Front Yard	Total ^{1,2} Side Yards	Min. ^{1,2} Side Yard	Min. ² Rear Yard	Max. Lot Coverage	Max. Height Structure
R-1	7,500	60'	20'	20'	5'	30'	30%	40'
R-2	Single 7,500	60'	20'	20'	5'	30'	30%	40'
	Duplex 10,000	90'	20'	30'	10'	30'	30%	40'
R-3	Multi-Family 10,000 + 2,500 per unit over 2	50'	20'	30'	10'	30'	35%	40'
	10,000 + 1,500 per unit over 2	80'	20'	30'	10'	30'	40%	40'
I	7,500	60'	15'	20'	10'	30'	35%	40'
C-1 & C-1A & MU-S	None	None	None	None	None	10'	95%	100'
C-2	6,000	50'	15'	24'	12'	20'	50%	50'
M-1 & MU-N	16,000	80'	20'	30'	15'	40'	50%	50'
M-2 & M-3	20,000	100'	20'	30'	15'	40'	80%	50'

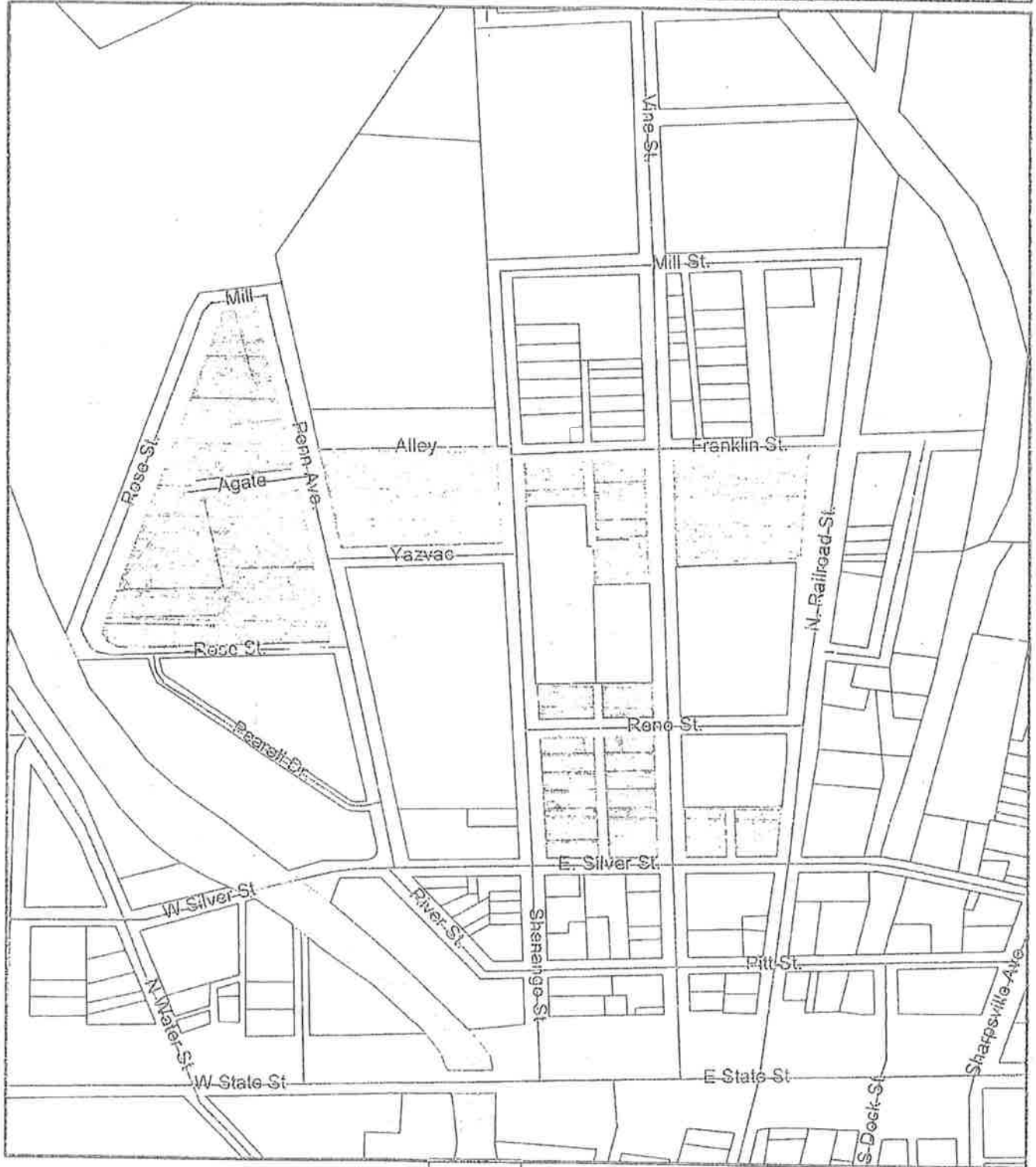
NOTE: All measurements are in lineal feet unless otherwise noted.

1 For corner lots see Section 403.

2 See Section 403 for accessory structures.

3 See Section 403 for other applications of front yard regulations.

City of Sharon Zoning Map



Amended: __, __, 2019

- Road
- ▭ Shopping Plaza
- ▭ M-1
- ▭ M-2
- ▭ M-3
- ▭ M-4
- ▭ M-5
- ▭ M-6
- ▭ M-7
- ▭ M-8
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- ▭ M-47
- ▭ M-48
- ▭ M-49
- ▭ M-50

September 2006 by the Mercer County Regional Planning Commission (MCRPC)

For parcel zoning information, please call the City of Sharon Code Office at (724) 983-3230



Blumberg No. 511a

EXHIBIT

C1

City of Sharon Zoning Admendments - Map ID# Parcels

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

- 1 m 3
- 1 i 18
- 1 i 16
- 1 i 43
- 1 i 40
- 1 i 39
- 1 m 7
- 1 k 13
- 1 k 12
- 1 k 26
- 1 k 24
- 1 k 21
- 1 k 38
- 1 k 54
- 1 k 1
- 1 k 14
- 1 a 45
- 1 a 32
- 1 a 46
- 1 a 51a
- 1 a 36
- 1 a 12
- 1 a 7

