

**ALEPPO TOWNSHIP
PUBLIC NOTICE**

Notice is hereby given that the Board of Commissioners of Aleppo Township, Allegheny County, will hold a Public Hearing at 6:30 p.m. on Monday, June 20, 2022, prevailing time, in the Township Building, which is located at 100 North Drive, Sewickley, PA 15143, to review, consider, and ascertain the views of any interested party with regard to the proposed amended and restated Aleppo Township Zoning Ordinance that includes revisions to the Township's Zoning Map and related changes to the use, structure, and land regulations in the Township's Zoning Districts. The Board may consider enactment of and, if appropriate, intends to enact the proposed amended and restated Aleppo Township Zoning Ordinance in addition to the revised Zoning Map at its regular monthly meeting, to be held immediately following the Public Hearing on Monday, June 20, 2022, prevailing time, in the Township Building, which is located at 100 North Drive, Sewickley, PA 15143.

The following summary has been prepared by the Township Solicitor:

Article I – “General Provisions,” contains the title, purpose, community development goals, statutory authority, and related provisions; Article II – “Definitions,” contains rules related to word usage, and sets forth the meanings of words utilized throughout the Ordinance; Article III – “District Regulations,” contains regulations related to the official zoning map, outlines zoning districts and overlay districts, and contains general regulations pertaining to district boundaries, uses of property, bulk and area regulations, general regulations for each zoning district, authorized principal and accessory uses, and general and specific standards for accessory uses and structures; Article IV – “Express Standards and Criteria for Special Exceptions and Conditional Uses,” outlines general criteria and application procedures for all conditional uses and special exceptions, contains provisions for adaptive reuse, and outlines the use specific criteria; Article V – “Supplemental Regulations,” contains provisions related to issues such as screening and landscaping, lighting, environmental performance standards, general performance standards, outdoor storage, lot area measurements, fences and walls, and additional regulations pertaining to certain uses; Article VI – “Overlay Districts,” sets forth the regulations for three proposed overlay districts; Article VII – “Parking,” contains regulations pertaining to parking including general requirements, parking ratios, off-street parking designs, stormwater management, and off-street loading requirements; Article VIII – “Wireless Communication Facilities,” sets forth regulations related to tower-based and small cell wireless communications facilities; Article IX – “Signs,” contains regulations pertaining to the types of signs permitted or prohibited in the Township, in addition to other general or specific sign regulations; Article X – “Nonconforming uses, Buildings Structures, and Lots,” contains regulations pertaining to nonconforming uses, buildings or structures, lots, or signs; Article XI – “Administration and Enforcement,” outlines the regulations for administration, zoning and building permits, enforcement notices, causes of action and enforcement remedies; Article XII – “Zoning Hearing Board,” contains regulations related to the operation of the Zoning Hearing Board including fees, hearing procedures, jurisdiction, variance procedures, stays, parties appellant, expiration of decisions, appeals of decisions and mediation. The Ordinance also contains a number of Tables referenced throughout which describe in further detail certain regulations related to bulk and area regulations, buffer yards, parking ratios and other similar items.

A true and correct copy of the full text of the proposed amended and restated Aleppo Township Zoning Ordinance with the revised Zoning Map may be examined by any interested party at the Township Building, which is located at 100 North Drive, Sewickley, PA 15143, during the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. A copy of the proposed ordinance is also available for inspection at the office of the newspaper publishing this legal notice, and at the Allegheny County law Library and offices of the Allegheny County Council Chief Clerk.