

BOROUGH OF GLEN OSBORNE

PUBLIC NOTICE

Notice is hereby given that the Council of the Borough of Glen Osborne, Allegheny County, will hold a public hearing at 7:00 p.m. on Tuesday, November 21, 2023, prevailing time, in person at the Osborne School, Beaver Street, Sewickley, PA 15143, to review and solicit public comment on two proposed ordinances. The first proposed ordinance would repeal and replace Chapter 155 of the Borough of Glen Osborne Code of Ordinances, Zoning, and includes comprehensive amendments to the Official Zoning Map of Glen Osborne Borough (Zoning Ordinance Amendment). The second proposed ordinance would repeal and replace Chapter 121 of the Borough of Glen Osborne Code of Ordinances, Subdivision of Land (SALDO Amendment). Borough Council may consider adoption of and, if appropriate, enact both proposed ordinances at its regular meeting immediately following the public hearing. The public is invited to attend and participate in the public hearing at the time, date and location indicated above. The following summary of the proposed Zoning Ordinance Amendment has been prepared by the Borough Solicitor and sets forth all sections of the proposed ordinance in reasonable detail: Article I contains the title, purpose, community development goals, statutory authority, and related provisions; Article II prescribes rules related to word usage, and definitions; Article III contains regulations related to the official zoning map, and establishes zoning and overlay districts and boundaries, bulk and area regulations, general regulations for each district, authorized principal and accessory uses, and standards for accessory uses and structures; Article IV establishes the purpose, general provisions, and dimensional requirements for residential neighborhood compatibility overlays; Article V establishes the purpose, general provisions, and dimensional requirements the natural resource protection overlay; Article VI addresses performance standards, screening, landscaping, lighting, environmental standards, outdoor storage, utilities, exterior finishes, temporary uses, swimming pools, open burning, fences and walls; Article VII establishes general criteria and procedures for conditional uses and special exceptions, and provisions for adaptive reuse, and use specific criteria; Article VIII sets forth regulations related to steep slopes; Article IX contains regulations pertaining to signs; Article X contains regulations and design standards pertaining to parking and off-street loading; Article XI regulates fire protection, radioactivity, noise, vibrations, odors, smoke, air pollution, glare and outdoor lighting, erosion, and excavation, filling and grading; Article XII contains regulations pertaining to nonconforming uses, buildings or structures, lots, or signs; Article XIII establishes regulations for administration, permitting, and enforcement; Article XIV contains regulations related to the operation of the Zoning Hearing Board. The Zoning Ordinance Amendment also adopts a new Zoning Map for the Borough of Glen Osborne which constitutes a comprehensive rezoning of the Borough. The following summary on the proposed SALDO Amendment has been prepared by the Borough Solicitor and sets forth all sections of the proposed ordinance in reasonable detail: Article I contains general provisions regarding the title, purpose, authority, applicability, interpretation compliance requirements, and effect on prior applications or approvals; Article II contains rules related to word usage, and definitions; Article III contains regulations related to preapplication investigations, minor and major subdivision and/or land development approvals, phased applications, combined applications, recording requirements, and waiver or modification procedures; Article IV establishes design standards regarding grading, block and lots, streets, intersections, sidewalks, crosswalks, trails, contributions for recreation purposes, water supply and sanitary sewage, emergency access, fire hydrants, monuments and markers, stormwater management, and floodplain area regulations; Article V contains provisions related to general stormwater management requirements; Article VI sets forth the regulations and procedure for completion of improvements and financial security; Article VII contains regulations pertaining to required improvements and completion; Article VIII sets forth the procedure required to amend the SALDO, validity, and repealer clauses; Article IX contains regulations pertaining to general administration of the SALDO. Complete and true copies of both proposed ordinances are on file and may be examined, copied, or downloaded by the public at the Borough offices and on the Borough's website at www.glenosborneborough.org. Copies of both proposed ordinances are also available for inspection at the office of the Allegheny County Council Clerk, Allegheny County, Courthouse, Pittsburgh, PA and the Allegheny County Law Library, and at the offices of this publication.