

**LEGAL NOTICE
TOWNSHIP OF PINE
NOTICE OF PUBLIC
HEARING**

Notice is hereby given that the Board of Supervisors of the Township of Pine will hold a Public Hearing on Monday, February 5, 2024 at 6:30 PM at the Pine Community Center, 100 Pine Park Drive, Wexford, PA 15090, where there will be official consideration and proposed enactment of the following zoning ordinance (title/summary prepared by Tucker Arensberg, P.C., as Township Solicitor):

**OFFICIAL
TOWNSHIP OF PINE
ORDINANCE NO. 400
AMENDING CHAPTER 84
("ZONING") OF THE CODE
OF THE TOWNSHIP OF PINE,
SO AS TO REPEAL IN THEIR
ENTIRETY THE EXISTING
PROVISIONS OF SUCH
CHAPTER 84 (ZONING) AND
REPLACE SAME BY
AMENDING SUCH CHAPTER
TO PROVIDE NEW,
COMPREHENSIVE ZONING
REGULATIONS CONSISTING
OF: ARTICLE I (GENERAL
PROVISIONS); ARTICLE II
(DEFINITIONS); ARTICLE III
(DISTRICT REQUIREMENTS);
ARTICLE IV (SPECIAL
OVERLAY DISTRICTS);
ARTICLE V (REGULATIONS
FOR SPECIFIED AND
CONDITIONAL USES);
ARTICLE VI (REQUIREMENTS
APPLYING TO ALL
DISTRICTS); ARTICLE VII
(NONCONFORMITIES);
ARTICLE VIII
(ADMINISTRATION,
PROCEDURES, AND
ENFORCEMENT);
APPENDICES A, B, AND C
(RECOMMENDED TREE
SPECIES; RECREATION
IMPROVEMENT
REQUIREMENTS FOR
SUBDIVISIONS AND LAND
DEVELOPMENTS; AND
ARTERIAL AND COLLECTOR
STREETS); ILLUSTRATIVE
TABLES AND FIGURES
PERTAINING TO VARIOUS
REGULATIONS CONTAINED
WITHIN THE ORDINANCE'S
TEXT; AND A PROVISION
REPEALING ALL PRIOR,
INCONSISTENT
ORDINANCES OR
RESOLUTIONS AND
PROVIDING FOR
SEVERABILITY.**

Residents and taxpayers of the Township of Pine in attendance at the public hearing will be permitted to comment on the proposed ordinance. A copy of the proposed Ordinance is available for examination without charge (or can be obtained at the cost of copy) at the Township of Pine Municipal Building, 230 Pearce Mill Road, Wexford, PA 15090, Monday-Friday from 8:00 a.m. to 4:30 p.m. A copy is also available for inspection on the Township of Pine's website at <https://www.twp.pine.pa.us> under Agendas & Minutes.

Jason Kratsas
Township Manager