

**TOWNSHIP OF O'HARA  
COUNCIL PUBLIC HEARING  
MARCH 12, 2024  
7:00 P.M.  
AGENDA**

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I. Opening Procedures

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

II. Public Comments Concerning the Proposed Zoning Ordinance Amendments Including Definitions, Uses in the Commercial and Suburban Manufacturing Districts, and Applicable Supplemental Regulations

The purpose of the public hearing on Tuesday evening is to receive public comment from residents and others regarding the proposed Zoning Ordinance Amendments. As proposed, the amendments will assist in the revitalization of the RIDC Park. The proposed changes include:

Definitions:

- Electric Vehicle (EV)
- Electric Vehicle Supply Equipment (EVSE)
- EV-Capable Space
- EV-Ready Space
- Post-Secondary Educational Institutions
- Sundry Shops

C Commercial District:

Add as an Accessory Use: EV Charging (DC / Fast Charging)

SM Suburban Manufacturing District:

Add as a Principal Use: Financial Institutions

Add as an Accessory Use: Sundry Shops

EV Charging (DC / Fast Charging)

Remove as an Accessory Use: Bank

Add as a Conditional Use: Post-Secondary Educational Institutions  
Convenience Store

Supplemental Regulations:

Convenience Store:

No audio emitted from fuel pumps or EV Supply Equipment, except for store communications;

Any proposed use shall have a driveway entrance located within 600' of a highway interchange or parcel that abuts a State Road and has direct access to the State Road for ingress and egress;

Building site shall not abut a residential district.

Primary Building shall be 300' from a residential district or any adjacent municipal border.

EV Charging (DC / Fast Charging)

EV Charging (DC / Fast Charging) uses shall not reduce the number of required parking spaces required by the Principal Use;

Stations shall comply with the setback requirements associated with parking lots;

Any canopy or covers must meet setback requirements for the Principal Structure.

The attached proposed amended zoning ordinance was forwarded to Allegheny County Economic Development for review and comments, which have been received. The ordinance was introduced during the December 12, 2023 regular meeting.

III. Adjournment

A motion will be needed to adjourn the public hearing, followed by a second to the motion and a **voice vote**.

**TOWNSHIP OF O'HARA  
ALLEGHENY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF O'HARA AMENDING THE  
TOWNSHIP CODE OF ORDINANCES PERTAINING TO ZONING  
REGULATIONS**

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**WHEREAS**, the **TOWNSHIP OF O'HARA COUNCIL** has reviewed proposed amendments to the Township Code of Ordinances pertaining to Zoning regulations; and

**WHEREAS**, the Township of O'Hara Council finds it necessary to amend certain requirements to Zoning regulations for the purpose of revitalizing the RIDC located in the SM Suburban Manufacturing Zoning District; and

**WHEREAS**, the Township Comprehensive Plan recommends that the Township's Zoning, and Subdivision and Land Development Ordinances encourage sustainable building practices; and

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Council of the Township of O'Hara that Chapter 455, "Zoning" of the Township Code of Ordinances is hereby amended as follows.

**SECTION I. Definitions**

**Article II, Section 2.2**

Article II, Section 2.2 is hereby amended by adding the following definitions:

**ELECTRIC VEHICLE (EV)** – A properly licensed and registered road-rated, automotive-type vehicle primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.

**ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)** – The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

**EV-CAPABLE SPACE** – A dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.

**EV-READY SPACE** – A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.

**POST-SECONDARY EDUCATIONAL INSTITUTIONS** – An institution providing technical or skilled training, vocational and/or trade educational courses and programs, and/or career-focused degree or certificate programs.

**SUNDRY SHOPS** – A retail establishment not visible from the street, of less than 1,000 square feet in floor area that is located within a healthcare facility, hotel, office or industrial complex for the primary purpose of serving employees and visitors. The establishment may sell “Grab and Go” foods, food items that are heated without a commercial kitchen, fruit, non-alcoholic beverages, and personal products. The establishment may not sell fuel, motor vehicle fluids, or product storage.

**SECTION II. C Commercial District**

**Article IX, Section 2**

Article IX, Section 2 is hereby amended by adding the following Permitted Use:

- B. Accessory Uses:
  - (10) EV Charging (DC / Fast Charging)

**SECTION III SM Suburban Manufacturing District**

**Article X, Section 2**

Article X, Section 2 is hereby amended by adding the following Permitted Uses:

- A. Principal Uses:
  - 10. Financial Institutions.

- B. Accessory Uses:
  - 13. Sundry Shops
  - 14. EV Charging (DC/ Fast Charging)

**Article X, Section 3**

Article X, Section 3 is hereby amended by deleting the following Conditional Use:

- B. Bank

Article X, Section 3 is hereby amended by adding the following Conditional Uses:

- B. Post-Secondary Educational Institutions.
- P. Convenience Store. (See §455.14.44)

**SECTION IV Supplemental Regulations**

Article XIV is hereby amended by adding the following new Sections:

§455.14.44 Convenience Store

- A. There shall be no audio emitted from fuel pumps or Electric Vehicle Supply Equipment (EVSE) except for the store communication system.
- B. Any proposed use shall have a driveway entrance located within 600-feet of a highway interchange or a parcel that abuts a State Road and has direct access to the State Road for ingress and egress.
- C. Building site shall not abut a residential district.
  - (1) The Primary Building shall be 300-feet from a residential district or any adjacent municipal border.

§455.14.45 EV Charging (DC / Fast Charging)

- A. EV Charging (DC / Fast Charging) uses shall not reduce the number of required parking spaces required by the Principle use.
- B. Stations shall comply with the setback requirements associated with Parking Lots.
- C. Any canopy or covers must meet setback requirements for the Principal Structure.

ORDAINED AND ENACTED INTO LAW this \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
by Council vote of \_\_\_ to \_\_\_\_.

TOWNSHIP OF O'HARA

ATTEST

\_\_\_\_\_  
Julie A. Jakubec, CPA, CGMA  
Township Manager

\_\_\_\_\_  
Robert John Smith  
President of Council

PROPOSED - 3/12/2024

First Reading	<u>Stewart – Hughes</u>	<u>7 – 0</u>	<u>12/12/2023</u>
Public Hearing	_____		
Second Reading and Adoption	_____	_____	_____
Advertised	_____	Codified	_____