

**OFFICIAL  
BOROUGH OF AVALON  
NOTICE**

THE ORDINANCE as presented in summary form was taken for first and second readings at the Regular Council Meeting of Wednesday, May 16, 1979 by Avalon Borough Council. This Ordinance, will be taken before Council for adoption at the Regular Council Meeting of Wednesday, June 20, 1979 at 7:30 P.M. prevailing time, in the Council Chambers at 640 California Avenue, Avalon, PA 15202.

**AVALON BOROUGH  
ALLEGHENY COUNTY,  
PENNSYLVANIA  
1979**

Ordinance No. 1123

Passed: \_\_\_\_\_, 1979

**ARTICLE I  
GENERAL PROVISIONS**

**100 AUTHORIZATION**

This Ordinance is authorized by Article VI of the Pennsylvania Municipalities Planning Code Act 246, 1968, as amended by Act 93, of 1972. It provides for the Comprehensive Zoning of the Borough of Avalon, Allegheny County, Pennsylvania. The function of this Ordinance are:

- A. The regulation and restriction of:
1. The height, the number of stories and the size of buildings and other structures;
  2. The construction, alteration, extension, repair, maintenance, replacement and removal of buildings and structures;
  3. All facilities and services in or about buildings and structures;
  4. The percentage of lot area that buildings

- and structures shall occupy;
5. The size of yards, courts and other open spaces;
  6. The density of population in buildings and structures;
  7. The location of buildings and structures, and
  8. The use of buildings, structures and land for trade, industry, residential and other purposes.

B. To create use districts and their boundaries to achieve the purposes of this Ordinance.

C. To establish a Zoning Hearing Board and setting forth its duties.

D. To provide for its administration and enforcement.

**101 SHORT TITLES**

This Ordinance shall be known and may be cited as "The Zoning Ordinance of Avalon Borough" and the Zoning District Map shall be known and may be cited as the "Official Zoning Ordinance Map."

102 Whereas: That any Ordinance, or part thereof, conflicting with the provisions of this Ordinance, shall be and the same is hereby repealed insofar as the same affects this Ordinance.

**ARTICLE II**

**PURPOSE**

**200 PURPOSES OF ORDINANCE**

- A. This Ordinance is enacted to promote the public health, safety, convenience, comfort, and general welfare by:
1. Encouraging and facilitating orderly, efficient, and appropriate growth and development;
  2. Reducing traffic congestion;
  3. Securing economy in the cost of providing water supply and sewerage systems, streets and highways,

- recreation facilities and other required services; and
4. Preventing the over crowding of land.

B. The specific objectives of this Ordinance are derived from the 1970 Avalon Borough Comprehensive Plan. They coordinate the diversified physical development elements cited in the Comprehensive Plan and are the means to protect the health, safety, and general welfare of the public. The objectives are:

1. Orderly Community Development
  - a. Encourage development and redevelopment by creating opportunities for desirable change to occur.
  - b. Prevent haphazard land use development that is aesthetically and economically detrimental to the Borough.
  - c. Employ land development techniques that prevent the waste of land.
2. Economic Growth
  - a. Expand the size of the Central Business District through redevelopment.
  - b. Encourage appropriate residential and commercial uses.
3. Community Identity
  - a. Establish the Central Business District as a major community focal point.
  - b. Retain the Borough's residential image by upgrading deteriorated structures and by encouraging apartment development.
4. Conservation
  - a. Protect the Borough from blight and incompatible land uses through proper zoning and curtailing the spread of physical blight.
  - b. Conserve steep slope areas for open space to provide the Borough with natural amenities.

Regis E. Costello  
Secretary-Manager  
BOROUGH OF AVALON