

BOROUGH OF AVALON

ORDINANCE NO. 1404

AN ORDINANCE OF THE BOROUGH OF AVALON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE AVALON-BELLEVUE-BEN AVON JOINT ZONING MAP INCORPORATED IN SECTION 2000-403 OF BOROUGH ORDINANCE NO. 1327, TO CHANGE THE ZONING DISTRICT DESIGNATION OF BLOCK AND LOTS NO. 160-F-323 AND 160-F-326 FROM HIGH DENSITY RESIDENTIAL (R-H) TO MIXED USE (MU).

WHEREAS, Borough Ordinance No. 1327, Zoning Ordinance, as amended, (the "Zoning Ordinance") regulates zoning and land use within the Borough of Avalon (the "Borough"); and

WHEREAS, on or about July 24, 2024, the Borough received an application to change the zoning district designation of property located at 1014 California Avenue, Avalon, PA 15202, also identified as block and lots 160-F-323 and 160-F-326 from High Density Residential (R-H) to Mixed Use (MU); and

WHEREAS, the Council of the Borough of Avalon desires to amend the Borough's Zoning Map, incorporated in Section 2000-403 of the Borough Zoning Ordinance, to change the zoning district designation of block and lots 160-F-323 and 160-F-326 from High Density Residential (R-H) to Mixed Use (MU).

NOW THEREFORE, the Council of the Borough of Avalon hereby ordains as follows:

SECTION 1. The Avalon-Bellevue-Ben Avon Zoning Map incorporated in Section 2000-406 of the Zoning Ordinance is revised by changing the zoning district of the property located at 1014 California Avenue, Avalon, PA 15202, also identified as block and lots 160-F-323 and 160-F-326, from High Density Residential (R-H) to Mixed Use (MU). A survey of the lots to be rezoned are identified in the survey and drawing attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION 2. The Borough Manager or her designee is hereby instructed to amend the Avalon-Bellevue-Ben Avon Zoning Map accordingly.

SECTION 3. All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

SECTION 4. This Ordinance shall take effect upon adoption.

ORDAINED AND ENACTED this _____ day of October 2024.

ATTEST:

BOROUGH OF AVALON

Lorraine Makatura
Borough Manager

Shawn P. McWilliams
President of Council

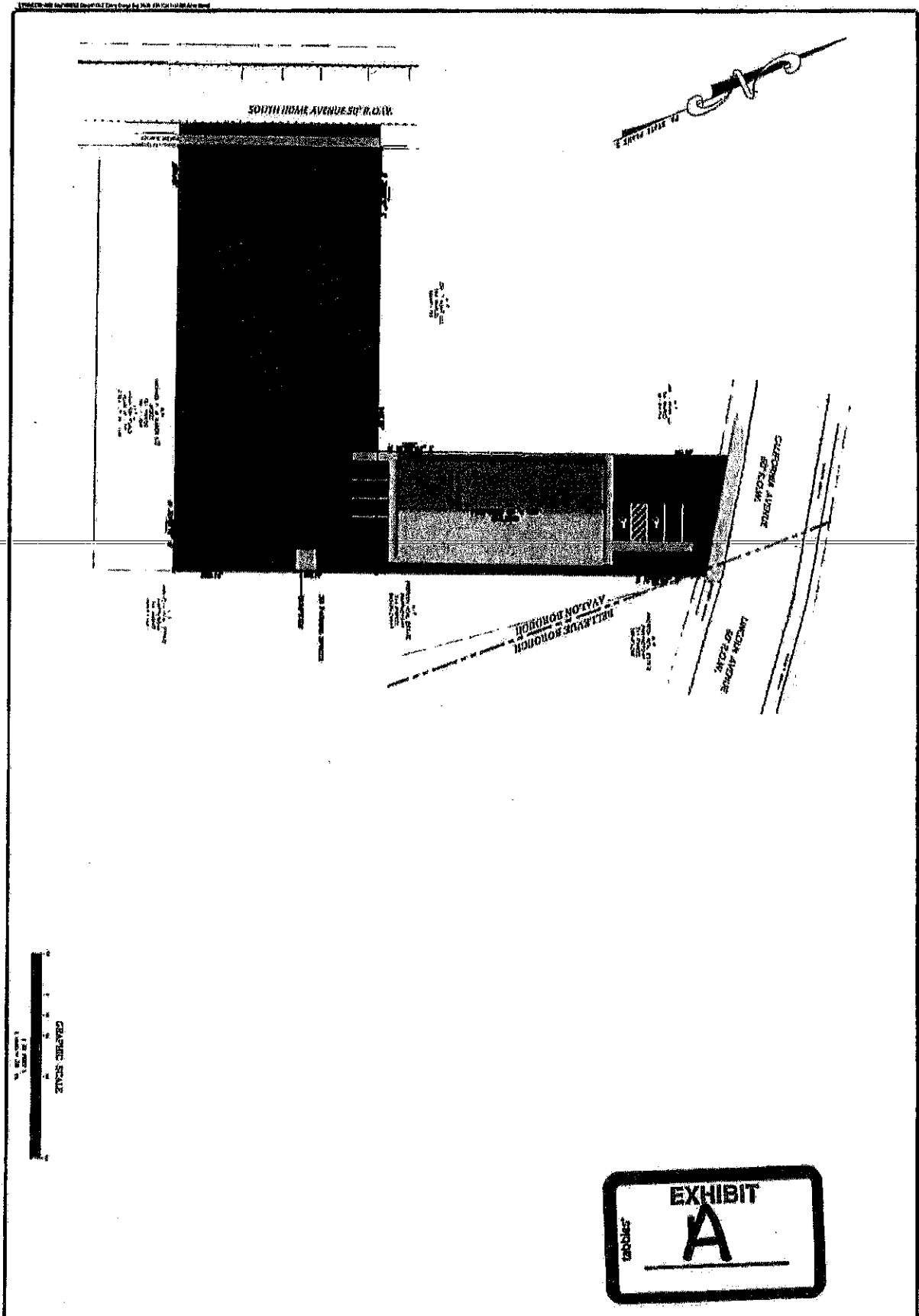


EXHIBIT
A

1. PREPARED BY
 2. DATE
 3. SCALE
 4. SHEET NO.

ART STUDIO PROJECT
PROPOSED ZONING CHANGE
CONCEPT PLAN
 PROJECT LOCATION:
 123 SOUTH HOME AVENUE
 BELL STATE BOROUGH, PA

1. SHEET NO.
 2. DATE

NO.	DESCRIPTION	DATE

1. PROJECT NO.
 2. SHEET NO.
 3. DATE





Project #14302

Zoning Map Zoomed