

BOROUGH OF PITCAIRN
ORDINANCE NO. 1038

AN ORDINANCE OF THE BOROUGH OF PITCAIRN, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 27 OF THE BOROUGH OF PITCAIRN CODE, SPECIFICALLY SECTION 501 TO PERMIT PERSONAL SERVICES SHOPS AS A CONDITIONAL USE IN R-1 AND R-2 DISTRICTS

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Council of the Borough of Pitcairn, Allegheny County, Commonwealth of Pennsylvania, that Chapter 27 of the Borough of Pitcairn Code, is hereby amended as follows:

1. That Chapter 27, Section 501 of the zoning ordinance of the Borough of Pitcairn is amended to include "Personal Service Shops" as defined by the ordinance, and contingent on certain requirements, to be permitted as conditional use in the R-1 Residential District, and the R-2 Multiple Family District.
2. That 27-1405 Shall be added as follows:

"§27-1405. Requirements for Conditional Use of a Personal Service Shop in R-1 and R-2 Districts

- (1) A resident seeking to operate a personal services shop as a conditional use in R-1 and R-2 shall file a conditional use application and proceed through that process as outline in the Zoning Ordinance of the Borough of Pitcairn.
- (2) If permitted, any dwelling may contain more than one (1) Personal Services Shop.
- (3) A Personal Service Shop shall only be permitted as a conditional use in dwellings in the R-1 and R-2 district so long as:
 - (a) The dwelling in which the Personal Service Shop is established must be the residence of the owner/operator of the Personal Service Shop; and,
 - (b) The Personal Service Shop established in the dwelling of the owner/operator shall not exceed 240 square feet; and,
 - (c) The owner/operator of the Personal Service shop shall not have more than two service providers, including the owner/operator working in the Personal Services Shop at any time; and,
 - (d) The owner/operator of the Personal Service Shop may have no more than

one (1) customer/patron at any time; and,

(e) The Personal Services Shop shall only operate between the hours of 9:00a.m. and 9:00 p.m.; and,

(f) There shall be no signage posted on the dwelling or parcel where the Personal Service Shop is located related to the Personal Services Shop; and,

(g) The owner/operator of the Personal Services Shop shall comply with all state laws and local ordinances including but not limited to noise, odor and traffic ordinances; and,

(h) The owner/operator of the Personal Service Shop shall maintain any state licenses and/or certifications that may be required for the Personal Service being rendered; and,

(i) The owner/operator of the Personal Service Shop, shall, no later than January 15 of each year submit to the Borough a permit application for their Personal Service Shop and the corresponding fee established by the Borough of Pitcairn, and may be modified by resolution from time; and,

(j) Failure to comply with any of these conditions specified in sections (a)-(j) shall result in the permit for the Personal Service Shop being immediately revoked until the violation is abated. Subsequent violations of these conditions will result in permanent revocation of the permit, and future applications will be denied by the Borough of Pitcairn.”

3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such holding shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared severable.

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

ORDAINED AND ENACTED into law this 9th day of November, 2020.

BOROUGH OF PITCAIRN



Annette Katz
Secretary

Dona Galia
President, Borough Council

Approved as to form:

Mayor Betty Shover
Mayor, Borough of Pitcairn