

BOROUGH OF TRAFFORD

ORDINANCE NO. 3 of 2024

AN ORDINANCE OF THE BOROUGH OF TRAFFORD, ALLEGHENY AND WESTMORELAND COUNTIES, PENNSYLVANIA, AMENDING MAKING SUSTENANCE CHANGES TO THE TRAFORD ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO UPDATING § 202-4 DEFINITIONS; UPDATING § 202-7 WITH VARIOUS ZONING MAP CHANGES; UPDATING § 202-10. PERMITTED USES; AND CREATING A NEW § 202.11 ESTABLISHING A TRAFFORD CENTRAL BUSINESS OVERLAY DISTRICT.

WHEREAS, as recommended by the 2010 Comprehensive Plan, the Borough of Trafford shall adopt a Comprehensive Land Use Table of residential and commercial uses in place of enumerated uses in the following sections of Chapter § 202-10. Permitted uses; and

WHEREAS, by creating a Comprehensive Land Use Table, the need to repeat the list of land uses in each zoning district section of the ordinance is eliminated. Furthermore, the reader is provided with a single, easy-to-read chart of all the land uses permitted in the entire municipality. This efficient tool also eliminates the confusion associated with reading through many pages of lengthy zoning district regulations to determine where land uses are permitted; and

WHEREAS, as recommended by the 2010 Comprehensive Plan, the Borough of Trafford shall update, modify and make additions to the zoning code; and

WHEREAS, the Zoning Committee has reviewed and approved the following reorganization of and additions to the zoning code; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough of Trafford, Allegheny and Westmoreland Counties, Pennsylvania, as follows:

SECTION 1. NEW ZONING PROFISIONS ENACTED. Council for the Borough of Trafford hereby updates its Zoning Ordinances enacting the following amendments to the Trafford Borough Zoning Ordinance:

§ 202-5 Establishment.

For the purpose of this chapter, the entire Borough of Trafford is hereby divided into the following zones:

R-1	Single-Family Residential District
R-2	General Residential District
R-3	Multiple-Family Residential District
CBD	Central Business District
C-1	Light Commercial District

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R-1	Single-Family Residential District
R-2	General Residential District
R-3	Multiple-Family Residential District
CBD	Central Business District
C-1	Light Commercial District
C-2	Heavy Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
P	Permanent Preserve District

§ 202-10. Permitted uses.

The following are permissive uses in the districts indicated:

A. R-1 Single-Family Residential District.

In the R-1 District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.

B. R-2 General Residential District.

- (1) All uses permitted in an R-1 District
- (2) In the R-2 District land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.

C. R-3 Multiple-Family Residential District is composed of certain medium-density residential areas of the borough representing multiple-unit dwellings, plus certain open areas where similar residential development appears likely to occur.

- (1) R-3 development is a Special Exception.
- (2) Development is limited to a medium concentration and low-rise buildings providing homes for the residents in a variety of dwelling types, and also, development shall be provided under prescribed standards of density and open space. Medium density dwellings include single-family dwelling, duplexes, triplexes, townhouses, row homes, and apartment buildings.
- (3) R-3 Multiple-Family Residential Districts are subject to the requirements set forth in § 202-25.

D. CBD Central Business District

- (1) In the CBD District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.
- (2) All uses permitted in an R-3 District except accessory uses other than no-impact home business.

E. C-1 Light Commercial District.

- (1) In the C-1 District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.
- (2) All uses permitted in the CBD District.

F. C-2 Heavy Commercial District.

- (1) All heavy commercial activities permitted, except processes or operations which may be noxious or injurious by reason of dust, odor, smoke, refuse material, gas, fumes, noise, vibration or danger from explosion.
- (2) In the C-2 District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.
- (3) All uses permitted in the C-1 District.

G. I-1 Light Industrial District.

- (1) All industrial activities permitted, except industrial processes which may be noxious or injurious by reason of dust, smoke, refuse material, odor, gas, fumes, noise, vibration or danger from explosion.
- (2) In the I-1 District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.

H. I-2 Heavy Industrial District.

(1) In the I-2 District, land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the Comprehensive Land Use Table.

I. P Permanent Preserve District. Areas so classified on the Zoning Districts Map are generally areas of excessive slope, inaccessible land or remnants of land not suited for general uses. These areas may be used for the following purposes or comparable purposes set forth in the Comprehensive Land Use Table if, in the opinion of the Zoning Hearing Board, they are suited to the characteristics of the land and are not detrimental to adjacent land uses:

§ 202-10. Comprehensive Land Use Table of Permitted uses.

Use Classification Borough of Trafford Zoning Code										
P = Permitted Use PA = Permitted Accessory Use S = Special Exception C = Conditional Use										
	R-1	R-2	R-3	CBD	C-1	C-2	I-1	I-2	P	
Single-family detached dwellings	P	P		P	P	P				
Educational or religious use not conducted as a gainful business, when permitted as an exception and on a street classified as other than minor - marginal access.	S	S	S	P	P	P				
Nursery-kindergarten grades one through six may be on a minor - marginal access street.	S	S	S	P	P	P				
Parks and playgrounds	P	P	P	P	P	P				
Home gardening without the sale of products, provided that no dust, odor or injurious chemical substance or use shall be permitted.	P	P	P	P	P	P				
Short-term rentals/Bed-and-breakfast establishments/Tourist home	P	P	P	P	P	P				§ 202-10.3.B
Public utility installations	S	S	S	S	S	S	P	P		§ 202-10.2.A
Planned residential developments	C	C	C	C	C	C				§ 175.
No-impact home-based business	PA	PA	PA	PA	PA	PA				§ 202-10.3.C
Private garage	PA	PA	PA		PA	PA				§ 202-24
Private outdoor swimming pool.	PA	PA	PA		PA	PA				
Home gardening and other similar accessory structures used for non-commercial nurseries or greenhouses	PA	PA	PA		PA	PA				§ 202-24
Other customary accessory uses and buildings	PA	PA	PA		PA	PA	PA	PA		§ 202-24
Double, multifamily, group housing project		S	S	P	P	P				§ 202-10.2.C
Rooming house		S	S	P	P	P				§ 202-10.2.C
Group Home/Boarding house/Rooming house		S	S	P	P	P				§ 202-10.2.C
Public library		P	P	P	P	P				
Funeral home.		P	P	P	P	P				
Nursery schools accredited by the Commonwealth of Pennsylvania		S	S	P	P	P				§ 202-10.2.B
Licensed child day-care center and child group home		S	S	P	P	P				§ 202-102.B
Licensed personal care boarding home and licensed intermediate care facility		S	S	P	P	P				§ 202-10.2.C
Churches and similar places of religious use		P	P	P	P	P				
Public and parochial schools		P	P	P	P	P				
Multifamily dwellings		S	P	P	P	P				
New condominium construction and condominium conversions		S	P	P	P	P				

Employee and public parking				P	P	P	P	P		§ 202-12
General hospital, clinic		P	P	P	P	P	P	P		
Medical facilities		P	P	P	P	P	P	P		
Retail store, shop				P	P	P	P	P		
Restaurant, cafe, tearoom				P	P	P	P	P		
Studios, offices				P	P	P	P	P		
Theater, assembly hall, pool hall, bowling or any legal recreational use				P	P	P	P	P		
Printing establishment				P	P	P	P	P		
Bus, taxi station				P	P	P	P	P		
Commercial parking (surface, subsurface, in or on the building).				P	P	P	P	P		§ 202-12
Telephone exchange				P	P	P	P	P		
Recreation, community building				P	P	P	P	P		
Retail Stores				P	P	P	P	P		
Grocery Stores				P	P	P	P	P		
Drugstores				P	P	P	P	P		
Bakery				P	P	P	P	P		
Barbershop, beauty shop tattoo shop and similar personal services.				P	P	P	P	P		
Catering shop				P	P	P	P	P		
Minor repair shop (except for automotive or other type of vehicular repair).				P	P	P	P	P		
Dressmaking or tailoring shop				P	P	P	P	P		
Restaurant or coffee shop, cafe, tearoom.				P	P	P	P	P		
Business, dancing or music school.				P	P	P	P	P		
Laundromats, dry cleaning, dyeing establishments				P	P	P	P	P		
Medical and dental offices or clinics and other professional and business offices				P	P	P	P	P		
Offices, banks or lending institutions				P	P	P	P	P		
Membership associations, corporations or clubs				P	P	P	P	P		
Joint occupancy permitted uses.				P	P	P	P	P		
Wholesale store or shop.				P	P	P	P	P		
Amusement and recreation services,				P	P	P	P	P		
Business service shop				P	P	P	P	P		
Tavern, bar, brewpub				P	P	P	P	P		
Pet shop, animal hospital or veterinarian with limited overnight accommodations for less than 10 animals				P	P	P	P	P		
Parking lot or parking garage				P	P	P	P	P		§ 202-12
Public utility structures				S	P	P	P	P		§ 202-10.2.A
Electric Vehicle Charging Stations				P	P	P	P	P		§ 202-10.4
Medical marijuana organizations				S	S	S	S	S		§ 202-10.2.E
Methadone Clinics				S	S	S	S	S		§ 202-10.2.F
Frozen food locker				P	P	P	P	P		
Hotel, motel or motor court				S	P	P	P	P		
Parking lot or parking garage				P	P	P	P	P		§ 202-12
Printing, publishing or engraving				P	P	P	P	P		
Hardware sales				P	P	P	P	P		

Public utility services and facilities.				P	P	P	P	P	
Funeral home, undertaking establishments or mortuary.				P	P	P			
Dry cleaning, dyeing and cleaning establishment				P	P	P	P	P	
General service or repair establishment.				P	P	P	P	P	
Package liquor stores and beer distributors.				P	P	P			
Printing, bookbinding.				P	P	P	P	P	
Major home occupations				P	P	P			§ 202-10.2.D
Testing or research laboratory				S	S	S	P	P	
Medical marijuana organizations				S	S	S	S	S	
Planned shopping center				C	C	C	C	C	§ 175.
Other customary accessory uses and structures					PA	PA	PA	PA	
Gasoline Stations					S	S	P	P	§ 202-10.2
Adult establishments and entertainment					P	P	P	P	§ 60
Mechanical and vehicle repair					P	P	P	P	
Laundries					P	P	P	P	
Sign painting					P	P	P	P	
Car wash					P	P	P	P	
Limited industrial uses which include, but are not limited to, woodworking, machine and metal shops, welding and electrical shops, plumbing and other similar activities					P	P	P	P	
Vehicle body and fender shop					P	P	P	P	
Manufacture of food products, pharmaceuticals, cosmetics, but not the rendering of fats and oils.					P	P	P	P	
Display and sale of automobiles, pick-up trucks, motorcycles and smaller recreational vehicles and equipment including but not limited to quads, RVs, small pop-up trailers for pick-up trucks, snowmobiles, jet skis and other similar small vehicles and equipment. Excluded would be larger vehicles, such as dump trucks, tractors, trailers, mobile homes, motor homes and larger boats and boating equipment					P	P	P	P	
Boat and trailer sale.					P	P	P	P	
Wholesale, storage.					P	P	P	P	
Retail lumber sales in a fire-resistant building.					P	P	P	P	
Major garage, auto repair, filling station.					P	P	P	P	
Cleaning, dyeing.					P	P	P	P	
Public swimming pool.					P	P	P	P	
Building material, except stone-crushing and concrete-mixing.					P	P	P	P	
Distributing plant, parcel delivery, ice storage, locker service, beverage distribution or bottling plant.					P	P	P	P	
Contractor, equipment storage when placed in an opaque enclosure.					P	P	P	P	
Utility substation, volume- or pressure-control station when screened by organic plantings having a thickness of at least three feet or fire-resistant material to the full height of the equipment attached or resting on the ground.					P	P	P	P	
Monument works, provided that the process is done within a structure.					P	P	P	P	
Soft drink, milk-bottling and distribution stations of the same.					C	C	P	P	
Electronic equipment.					C	C	P	P	
Wholesale bakeries, dairies, bottling plants and breweries.					C	C	P	P	

Tool, die and pattern making and other machine shop operations.				C	C	P	P	
The manufacture, assembly, packing or treatment of articles or merchandise from previously prepared materials, except fertilizers				C	C	P	P	
The display, sale and repair of large or small vehicles, farm implements, boating and recreational vehicles and equipment including but not limited to large trucks, tractors, trailers, mobile homes, motor homes, large boats and any other similar large equipment.				C	C	P	P	
Lumberyards.				C	C	P	P	
Research center.				C	C	P	P	
Any assembling or fabricating operation				C	C	P	P	
Billboards - off-premise advertising signs					P	P	P	§ 164-6.6
Junkyards						P	P	§ 126
Motor trucking center.						P	P	
Bulk storage of gasoline, fuel oil or other flammable or explosive liquids for retail sale and distribution, provided that the location, plans and construction shall conform to the laws and regulations of the National Board of Fire Underwriters or an equivalent rating association, local code or state law.						P	P	
Truck and freight terminals						P	P	
Delivery and distribution centers and warehousing and/or storage						P	P	
Glass and textile manufacturers						P	P	
Antennas						P	P	
Towers						P	P	
Residence of a guard, custodian or caretaker.						P	P	
Other customary uses and structures						PA	PA	
Tower-based wireless communications facility						S	S	
Any manufacturing use involving primary production from raw or recycled materials, except for acid manufacture, explosives, manufacture or storage of glue or size manufacture, and petroleum refining						P	P	
Railroad yards or terminal facilities.							P	
Steel fabricators.							P	
Chemical industries employing more than 10 employees.							P	
Asphalt manufacture or refining.							P	
Wrecking or dismantling of motor vehicles, storage of the parts and materials from such operations and the storage of other junk, only within a completely enclosed building or if surrounded by an opaque fence at least seven feet in height.							P	
Concrete plant.							P	
Any other nonresidential use, which is not considered a use that would constitute a criminal offense according to Pennsylvania criminal law or federal criminal law and is not classified as a permitted use in any other zoning district; and is not deemed to be hazardous to public health and safety.						C	C	
Outdoor recreational uses								P § 202-10.4
Tree nursery or commercial forest								P
Landfill when permitted by special exception and when approved by the proper health authorities								S

§ 202-10.1 Conditional uses. (approved by Council):

- A. Gas and oil well production. Gas and oil well production shall be permitted in all zoning districts (C-1 Light Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial District, I-2-Heavy Industrial District, P Permanent Preserve District, R-1 Single-Family Residential District, R-2 General Residential District and R-3 Multiple-Family Residential District) as conditional uses. Applications for gas and oil well production must be accompanied by a site development plan drawn by an architect, engineer or landscape architect showing the ingress and egress of all residential properties affected by the proposed use. The site plan shall reflect that landscaping is adequate to screen and buffer neighboring properties, and that the availability of ingress and egress does not disturb residential dwellings. Gas and oil well production must be located at a sufficient distance from inhabited structures so as to not disturb neighboring properties, and shall in no event be located within 200 feet of any inhabited structure. Further, no residence shall be built and no building permit shall issue for any residence within 200 feet of any gas or oil well production previously constructed on that same property. The Trafford Borough Council may place reasonable conditions upon the approval of any site plan submitted under this subsection.
- B. Planned residential developments.
- (1) All standards of the residential zone in which the tract is located must be complied with except that the yard requirements shall need only be applied in relationship to the tract boundaries.
 - (2) The owner or owners of the tract shall meet all state planning requirements regarding planned residential developments and applicable subdivision requirements.
 - (3) Planned residential developments shall adhere to regulations listed in Chapter 175 Subdivision and Land Development.
- C. Planned shopping center.
- (1) Permitted uses within a planned shopping center shall include services, parking, retail sale of merchandise, offices and similar activities ordinarily accepted as shopping center uses. No building shall be designed, constructed, structurally altered or used for residential purposes, except to provide within the buildings allowed facilities for a custodian, caretaker, or guard employed on the premises.
 - (2) Procedure. The owner or owners of a tract of land comprised of one acre or more shall submit to the Planning Commission a plan for the development and use of such tract for the purposes of and meeting the requirements set forth in this article. Said plan shall comply with all requirements of this section and shall be accompanied by evidence concerning the feasibility of the project and effect of the proposed development on surrounding property and other physical conditions. Said plan shall comply with requirements set forth below:
 - [a] A site plan defining the area wherein the building may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the locations of roads, driveways and, where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property.
 - [b] A drainage plan approved by the Borough Engineer.
 - [c] A copy of any deed restrictions intended to be recorded.
 - [d] A report on the needs and extent of the market to be served, and general economic justification.
 - [e] A traffic analysis indicating the effect of the proposed shopping center on adjacent streets and also indicating the direction and amount of traffic flow to and from the shopping center.
- D. Any Principal Use Not Specifically Listed
- (1) Uses which are not specifically listed as permitted or conditional uses in any zoning district may be authorized by the Trafford Borough Council as conditional uses.

(2) In order to obtain a conditional use under this Section, the applicant bears the burden of establishing the following to the satisfaction of the Council:

- (a) The proposed use must be fully consistent and in harmony with the purpose of the district in which it will be located.
 - (b) The impact of the use on the environment and adjacent streets is equal to or less than any use specifically permitted as a permitted or conditional use in the subject district.
 - (c) In determining the impact on the environment and adjacent properties, the Council shall consider such development characteristics as the number of employees, the floor area of the proposed building devoted to the proposed use, the type of products involved, the materials, equipment or services involved, the magnitude of walk-in trade, traffic generation, parking demand, environmental impacts, and any other information that Council determines will aid in determining the impact of the use.
 - (d) The proposed use shall comply with the expressed standards and criteria of the zoning district in which the use is to be located and all other requirements of this Chapter.
 - (e) The proposed use shall be in accordance with the community development objectives of this Chapter and the Comprehensive Plan, as adopted and amended.
- (3) Prior to the hearing before the Borough Council, the applicant shall submit all studies, documents and testimony which the applicant wishes to be considered in connection with the conditional use application, for review and recommendation by the Borough Planning Commission.
- (4) When granting a conditional use pursuant to this Section, the Council may impose any reasonable conditions it believes are necessary to ensure compliance with this Chapter.

§ 202-10.2 Special exceptions *(approved by ZHB):*

A. Public utility installations.

- (1) Shall include towers, tower-based wireless communications facilities, and antennas.
- (2) The installation shall not be more than 24 feet in square area.
- (3) Lighted signs are not permitted.
- (4) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.
- (5) Normally overhead lines and related equipment may be required by the Borough to be placed underground in whole or in part of the length of the right-of-way.
- (6) Necessary aboveground structures shall be located to minimize environmental damage and shall be made as unobtrusive as possible from neighboring residential properties and streets.
- (7) Structures shall be designed to be compatible with surrounding residential development.

B. Nursery schools accredited by the Commonwealth of Pennsylvania.

- (1) Parking shall not be allowed within the setback areas, and parking areas shall be required to be screened from adjacent residential properties.
- (2) Lighted signs are not permitted.
- (3) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.

C. Group Homes, Licensed personal care boarding home and licensed intermediate care facility.

- (1) Parking shall not be allowed within the setback areas, and parking areas shall be required to be screened from adjacent residential properties.
- (2) Lighted signs are not permitted.
- (3) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.
- (4) Subject to the provisions in Ordinance 10 of 2021

D. Gasoline stations.

- (1) Minimum lot size shall be 10,000 square feet.
- (2) Lot may not be located within 50 feet of a residence, school, church or other institutional buildings.
- (3) All pumps must be at least 15 feet from any street.
- (4) No driveways shall be within 20 feet of any street intersection
- (5) Gas stations may have one pole sign no higher than 20 feet in height.
- (6) Electronic signage must conform to Chapter § 164 Signs.

E. Medical marijuana organizations.

- (1) Medical marijuana organizations shall not be located within 200 feet of any residential zone district.
- (2) Medical marijuana organizations shall not be located in a building that has any residential tenants at the time of the medical marijuana organization's application for a special exception. Special exception status shall not be rescinded solely because a residential tenant moved into a building housing a medical marijuana organization following the filing of a completed application for a special exception.
- (3) Medical marijuana organizations shall not be operated as a home business.
- (4) Medical marijuana organizations shall operate in compliance with the Medical Marijuana Act, Act No. 16 of 2016[1], as amended, and all regulations promulgated pursuant thereto. Should a medical marijuana organization be in violation of the Medical Marijuana Act, their special exception permit may be revoked upon motion of Council.
- (5) Medical marijuana organizations may not operate unless and until they have obtained a permit or other authorization issued by the Department of Health of the Commonwealth to conduct activities under the Medical Marijuana Act, Act No. 16 of 2016, as amended. A medical marijuana organization may not apply for a special exception under this Code unless they demonstrate that they are qualified to apply for a permit to be issued by the Department of Health of the Commonwealth under the Medical Marijuana Act, Act No. 16 of 2016.
- (6) All activities related to medical marijuana shall be conducted by medical marijuana organizations inside of a building or fully enclosed structure. No activities related to the dispensing, growing, or processing of medical marijuana shall take place outside the envelope of a building or fully enclosed structure. The transportation of medical marijuana from one location to another shall not be subject to this prohibition.
- (7) Medical marijuana organizations shall only be located in CBD, commercial or industrial zone districts.
- (8) Shall not be located within 1,000 feet of any public, private, or parochial school (kindergarten through twelfth grade) or day-care center. This prohibition does not apply to any postsecondary educational facilities. This prohibition only applies to land uses existing on the date of special exception application.

F. Methadone Treatment Facilities.

- (1) Notwithstanding any other provision of law to the contrary and except as provided in subsection (§ 202-10.2.I. 2), a methadone treatment facility shall not be established or operated within 500 feet of an existing school, public playground, public park, residential housing area, child-care facility, church, meetinghouse or other actual place of regularly stated religious worship established prior to the proposed methadone treatment facility. The provisions of this subsection shall apply whether or not an occupancy permit or certificate of use has been issued to the owner or operator of a methadone treatment facility for a location that is within 500 feet of an existing school, public playground, public park, residential housing area, child-care facility, church, meetinghouse or other actual place of regularly stated religious worship established prior to the proposed methadone treatment facility.
- (2) Notwithstanding subsection (§ 202-10.2 .I.1), a methadone treatment facility may be established and operated closer than 500 feet of an existing school, public playground, public park, residential housing area, child-care facility, church, meetinghouse or other actual place of regularly stated religious worship established prior to the proposed methadone treatment facility

if, by majority vote, the governing body for the municipality in which the proposed methadone treatment facility is to be located votes in favor of the issuance of an occupancy permit or certificate of use for said facility at such a location. At least 14 days prior to the governing body of a municipality voting on whether to approve the issuance of an occupancy permit or certificate of use for a methadone treatment facility at a location that is closer than 500 feet of an existing school, public playground, public park, residential housing area, child-care facility, church, meetinghouse or other actual place of regularly stated religious worship established prior to the proposed methadone treatment facility, one or more public hearings regarding the proposed methadone

treatment facility location shall be held within the municipality following public notice. All owners of real property located within 500 feet of the proposed location shall be provided written notice of said public hearings at least 30 days prior to said public hearings occurring.

(3) This section shall not apply to a methadone treatment facility that is licensed by the Department of Health prior to May 15, 1999.

(4) As used in this section, the term "methadone treatment facility" shall mean a facility licensed by the Department of Health to use the drug methadone in the treatment, maintenance or detoxification of persons.

§ 202-10.3 General Permitted Uses.

A. No-impact home occupations.

(1) All no-impact home-based business home occupations are considered a permitted accessory use in all zoning districts.

(2) Criteria for no-impact home-based business. Use classified as no-impact home-based business shall be permitted as uses within all residential zones. The following regulations shall apply to all no-impact home-based businesses:

(a) The use shall be conducted entirely within the inhabitant's dwelling and carried on by the inhabitant thereof and no others. This business or commercial activity shall be conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian.

(b) The use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of offensive odors, sounds or vibrations that carry beyond the dwelling premises.

(c) No more than one room, or 25% of the dwelling, whichever is greater, may be used for the home occupation.

(d) There shall be no advertising, display or other indications of a home occupation on the premises.

(e) There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that orders previously made by telephone or at a sales party may be filled on the premises as long as deliveries are made off the premises. That is, direct sales of products on premises are not allowed.

(f) There shall be no display, storage or sale of retail goods and no stockpiling of inventory of a substantial nature either on the interior or exterior of the premises.

(g) No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in

the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond the dwelling premises.

(h) A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located.

(i) Parties for the purpose of selling merchandise or taking orders for the property owner's business shall not be held at the property owner's residential premises.

(j) No use of material or equipment not recognized as being part of the normal practice of owning and maintaining a residence shall be allowed.

(k) Notwithstanding any provision contained herein to the contrary, garage, basement yard, or other similar sales shall not be allowed more than twice each year, and each sale shall not last more than 72 consecutive hours.

(l) Deliveries from commercial suppliers may not be made more than once each week. All goods and/or inventory must be brought to the premises by the owner thereof in a noncommercial vehicle.

(m) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

B. Short term rentals/bed-and-breakfast establishments/tourist homes.

(1) Short-term rental means the rental of any existing residential building such as a single-family home, apartment, or condominium that is rented for less than thirty days at a time. Short term rentals include bed and breakfast establishments, tourist homes and vacation rentals.

(2) Short term rental landlords shall be subject to Borough of Trafford Resolution 5-2022 and shall submit a Landlord/Tenant Registration Form and provide a copy of a current Sales, Use, and Hotel Occupancy Tax License as registered with the Pennsylvania Department of Revenue.

(3) No person shall lease, rent, occupy or otherwise allow a rental unit within the Borough to be occupied within the Borough without first obtaining a Certificate of Use, Occupancy and Compliance from the Zoning Officer. A separate Certificate is required for each for each dwelling unit being rented as a short-term rental.

(4) Short-term rental units shall be subject to inspection every two years.

(5) When a residential dwelling unit use is permitted in the R1 Residential, R2 Residential, and R3 Residential Zoning Districts, short-term rental of the dwelling unit for residential purposes shall also be permitted.

(6) Short-term rental use of the dwelling unit shall not exceed, in total, a maximum of 200 days in a calendar year. Short-term rental in that exceed the limitation shall be considered a hotel/motel/inn use, which is limited to the Commercial Zoning District, and prohibited in the Residential zones. Short-term rental of a residential dwelling unit in the Commercial and Industrial Zoning Districts shall be permitted, without a limitation on the number of days of short-term rental use in a calendar year.

(7) Short-term rental use of a dwelling unit shall comply with all applicable federal, state and local government laws, rules, ordinances and/or regulations, including without limitation, other provisions of the Zoning Ordinance which would be applicable to the use of the property as a dwelling unit when not subject to short-term rental.

(8) Overnight occupancy of a short-term rental shall be limited to no more than two (2) persons per bedroom.

(9) The Landlord shall maintain records, files and documents pertaining to the identity and tenure of short-term rental tenants and all or portions of such documents shall be made available to the Borough upon request.

C. Drive-Through Facility Minimum Stacking Space Requirements.

- (1) All uses which include a drive-up window or which are characterized by patrons remaining in their vehicles to receive service shall provide on-site stacking spaces in order to alleviate traffic congestion.
- (2) Stacking spaces shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.
- (3) All stacking areas shall be separate from other vehicular and pedestrian circulation aisles and parking spaces. It is recommended that stacking lanes be separated through the use of landscaped islands bounded by concrete curbing.
- (4) The number of stacking spaces required shall be a minimum of three (3) spaces as measured from the drive-thru window.

D. Urban Agriculture, Accessory Use.

- (1) The sale of agricultural and farm products that are grown, used, produced on-site shall not be permitted
- (2) All seed, fertilizer, and animal feed shall be stored in a secured, rodent-proof container and housed within an enclosed structure.
- (3) The keeping of poultry birds or honeybees shall be permitted as an accessory use only where there is an occupied residence.
- (4) Keeping of Poultry Birds requires a minimum lot size of two thousand (2,000) square feet. Lots or properties that meet the minimum lot size are permitted three (3) poultry birds. For every additional two thousand (2,000) square feet of property above the minimum requirement, the owner is permitted one (1) additional poultry bird.
- (5) All structures related to the housing of poultry birds shall be at least 6 Sq. Ft. in size and a minimum of 2 Sq. Ft. per additional poultry bird.
- (6) Roosters are not permitted.
- (7) The hen house and/or pen shall be properly designed and constructed to provide adequate security from rodents and predators. Sufficient ventilation and suitable shelter for hens must be provided. The hen house may not be taller than six (6) feet and must be easily accessible for cleaning and maintenance. Any windows must be screened with chicken wire to protect the hens from predators.
- (8) For property with a minimum of two-thousand (2,000) square feet in size, the property owner is permitted to keep two (2) beehives. For every additional one-thousand (1,000) square feet of property, the owner is permitted one (1) additional beehives.
- (9) Ground mounted beehives shall be permitted in side and rear yards. All structures necessary for and related to the housing of honeybees shall be subject to any required setbacks of the underlying zoning district and shall otherwise be set back at least ten (10) feet from any property line.
- (11) Ground mounted beehives shall be located no higher than six (6) feet from grade.
- (12) Roof mounted beehives shall be located on principal and accessory structures no lower than ten (10) feet from grade and shall not be within the required setback.
- (13) All animal structures and roaming areas shall be kept sanitary and free from accumulations of animal excrement and objectionable odor.
- (14) Outdoor roaming areas for poultry birds shall be sufficiently enclosed and screened from the street and neighboring properties to protect them from vehicular traffic, and to minimize external impacts of the outdoor roaming areas.
- (15) For property lot size less than one acre, the combined maximum total for dogs and cats shall be five (5). One additional dog or cat is permitted for each additional .5 acre.
- (16) The minimum lot size is 2 acres for keeping one medium sized farm animal such as a goat or a pig, and .5 acres for each additional large animal.
- (17) The minimum lot size is 3 acres for keeping one large farm animal such as a cow or a horse and .5 acres for each additional large animal.

§ 202-10.4 Outdoor recreational uses.

Outdoor recreational uses shall be subject to the following conditions and restrictions:

- A. Outdoor recreational uses shall not be permitted within 200 feet of any residential property or within 200 feet of any adjoining residential zone.
- B. Lighting for outdoor recreational uses shall be located in such a manner that it shall not be offensive or obstructive to residential properties in any adjoining residential zone.
- C. No outdoor recreational use shall be permitted which involves equipment or machinery which shall generate loud or offensive noise to residential properties or any adjoining residential zone.
- D. Any outdoor recreational use shall be required to have on-site parking suitable to accommodate the users of such outdoor recreational use.

§ 202-10.4 Electric Vehicle Infrastructure.

A. Definitions- For the purpose of this section, the following definitions shall apply.

ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION - An electric vehicle charging station where the batter charging station is located within accessible reach of a barrier-free access aisle and the electric vehicle.

BATTERY CHARGING STATION - An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

BATTERY ELECTRIC VEHICLE - Any vehicle that operates exclusively on electrical energy from an off-board source that's stored in the vehicle's batteries and produces zero tailpipe emissions or pollution when stationary or operating.

CHARGING LEVELS - Standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2 and 3, are the most common charging levels, and include the following specifications:

- 1) Level 1 is considered slow charging. Voltage including the range from 0 through 120.
- 2) Level 2 is considered medium charging. Voltage is greater than 120 and includes 240.
- 3) Level 3 is considered fast or rapid charging. Voltage is greater than 240.

ELECTRIC VEHICLE - Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source that is stored on-board via a battery for motive purpose. "Electric vehicle" includes a battery electric vehicle and a plug-in hybrid electric vehicle.

ELECTRIC VEHICLE CHARGING STATION - A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.

ELECTRIC VEHICLE INFRASTRUCTURE - Conduit/wiring, structures, machinery and equipment necessary and integral to support an electric vehicle, including battery charging stations and rapid charging stations.

ELECTRIC VEHICLE PARKING SPACE - Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

B. Permitted locations: Charging Stations shall be considered accessory structures and allowed and encouraged in all districts, subject to the requirements of this chapter:

- (1) Level 1 and Level 2 electric vehicle charging stations are permitted in every zoning district when accessory to the primary permitted use. Such stations located at one-family, multi-family and industrialized/manufactured home park dwellings shall be designated as private restricted use only. Installation shall be subject to permit approval administered by the Zoning Officer.
- (2) Level 3 electric vehicle charging stations are permitted in the CBD, C and I zoning districts when accessory to the primary permitted use. Installation is subject to permit approval.

(3) If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a gasoline service station for zoning purposes. Installation shall be located in and subject to approval in zoning districts which permit gasoline service stations.

C. General requirements:

- (1) An electric vehicle charging station space may be included in the calculation for minimum required parking spaces required.
- (2) Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
- (3) The minimum width for a parking space for charging electric vehicles is 9 feet.
- (4) Maintenance - Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.
- (5) Usage Fees - The property owner is not restricted from collecting a service fee for the use of an electric vehicle charging station made available to visitors of the property.
- (6) Lighting - Site lighting shall be provided where an electric vehicle charging station is installed, unless charging is for daytime purposes only.
- (7) Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.
- (8) Adequate battery charging station protection, such as concrete-filled steel bollards shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.

D. Signage:

- (1) Regulatory signage including parking restrictions shall be installed immediately adjacent to, and visible from the electric vehicle charging station and shall have a maximum area of eight (8) sq. ft. per sign face and the top edge not higher than eight (8) feet.
- (2) Information shall be posted identifying voltage and amperage levels and any time of use, fees or safety information related to the electric vehicle charging station.
- (3) Each electric vehicle charging station space must have signage indicating that the space is exclusively for charging electric vehicles. For purposes of this subsection "charging" means that an electric vehicle is parked at an electric vehicle station and is connected to the battery charging station equipment.
- (4). Restrictions shall be included on the signage, if removal provisions are to be enforced.

§ 202.11 Trafford Central Business Overlay District

A. Applicability of Regulations.

- (1) These regulations shall apply to the Trafford Central Business District.
- (2) These regulations shall be administered by the Zoning Officer, with consultation by the Trafford Planning Commission.
- (3) Boundaries. The Central Business District shall conform to the boundaries shown on the Zoning Map.
- (4) Covenants and Easements. It is not intended by this Section to repeal, abrogate or impair any existing easements, covenants or deed restrictions.

B. Purpose. The Central Business District is intended to promote the general welfare of Trafford through the following goals:

- (1) To promote the retention of community character through preservation of the local heritage by recognition and protection of historic and scenic environment.
- (2) To establish a clear process through which proposed changes affecting restoration and new construction applications are reviewed by Trafford Zoning Officer and the Trafford Planning Commission.
- (3) To encourage new development and the continued use of building resources by facilitating their appropriate reuse and/or adaptive reuse.
- (4) To discourage the demolition of historic and significant buildings.

C. Construction and Reconstruction

- (1) General Requirements. Approval by the Trafford Borough Planning Commission, pursuant to the procedures and standards outlined in Chapter 175, is required for any development or redevelopment proposal requiring a permit in the Central Business District. Completed applications will be reviewed by the Trafford Borough Planning Commission. The Applicant will have the opportunity to present the proposed project to the Trafford Borough Planning Commission. The Trafford Borough Planning Commission shall review the proposed alterations, additions, reconstruction or rehabilitation, based upon the Central Business Site Plan Review Design Guidelines. The Planning Commission may issue guidelines for the proposed application.
- (2) Central Business Site Plan Review Design Guidelines - In applying these guidelines, the Trafford Planning Commission shall have the discretion to consider alternatives and modifications if their strict application will result in unusual practical difficulties or particular hardship or if the Planning Commission determines that such alternatives or modifications to these guidelines will service the best interests of the Borough. The Trafford Borough Planning Commission shall submit written recommendations to the Zoning Officer for his/her review and decision. Challenges to decisions of the Zoning Officer go to the Zoning Hearing Board for review.
 - (a) A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (b) Distinctive stylistic features or examples of skilled craftsmanship that characterize these buildings shall, whenever possible, be preserved. Removal or alteration of any historic material or distinctive architectural features shall be avoided.
 - (c) Size, Scale, and Proportion: New construction should relate to the dominant proportions, size and scale of the buildings in the surrounding area.
 - (d) Shape and Massing: New construction should incorporate massing, building shapes and roof shapes that are present in the surrounding area.
 - (e) Location: New construction shall not be placed in a way that adversely affects a historic resource or streetscape in terms of proximity or visually.

- (f) New infill development shall be designed to be compatible with the architecture of the downtown in its massing and external treatment.
- (g) New infill development shall attempt to maintain the horizontal rhythm of primary street facades by using a similar alignment of windows, floor spacing, cornices, awnings, and other architectural elements.
- (h) Footprint geometry should be square and true with the roadway to the extent possible. Odd shapes and building orientation which competes with the total urban setting should be avoided.
- (i) Additionally, such buildings and uses must incorporate street front windows creating interest at the street level. Furthermore, buildings should be sited in a manner so as to achieve a pedestrian friendly appearance and feel.
- (j) All new buildings and structures, whether residential or non-residential, shall directly address the public street, (rather than having buildings oriented to parking lots).
- (k) Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited.
- (l) All ground floor uses must be retail or service in nature or governmental offices.

D. Demolition of Existing Buildings

- (1) Adaptive reuse of existing buildings shall be utilized to the greatest extent possible. In the event that demolition of an existing building is proposed, the applicant shall submit the following relevant information on the structure in order to demonstrate the infeasibility of adaptive reuse:
 - (a) That the structural integrity of the building is beyond repair or reuse and as a result, the demolition of the existing building is in the best interest of public safety and welfare. The applicant shall provide a structural engineer's report to demonstrate structural disrepair.
 - (b) That the desired general aesthetics and compatibility of design with surrounding uses will be more achievable with demolition of the existing structure and construction of a new building.
 - (c) That the safety of vehicular and/or pedestrian access to the building will be more achievable with construction of a new building.
- (2) Demolitions may be approved as part of a Planned Residential Development.
- (3) The Planning Commission shall have the authority to approve demolitions.

C. Mixed Use Development

- (1) The Central Business District shall encourage medium to high-density mixed-use development. A mixed-use building or structure that contains a variety of complementary and integrated uses that are arranged in a compact urban form. Typically, mixed use includes a combination of residential and commercial/office/civic uses arranged vertically (in multiple stories of a single building) or horizontally (in adjacent buildings). In addition to residential and civic uses, it allows for a wide range of commercial and retail uses. The purpose of the mixed-use zone districts is to create a flexible approach to land uses and enhance the character of Trafford's commercial corridors and centers by promoting development that:
 - (a) Creates a balanced mix of land uses; Supports a sustainable and resilient local economy.
 - (b) Provides unique places for people to live, work, shop, and play; Improves the public realm through high quality design.
 - (c) Promotes use by pedestrians, bicyclists, and transit users, in addition to automobiles.
 - (d) Encourages active lifestyles; and
 - (e) Maintains the character and integrity of adjacent residential neighborhoods.

- (2) Permitted Uses.

- (a) Permitted residential uses shall be the same as in R-1, R-2, R-3, and C-1.
 - (b) Accessory uses shall not be permitted for mixed-use development.
 - (c) Permitted commercial uses shall be the same as the uses permitted in R-1, R-2, R-3, and C-1 districts.
 - (d) Special exception commercial uses shall be the same as special exceptions permitted in R-1, R-2, R-3, and C-1.
- (3) The following minimum standards must be implemented for all new or modified developments within the mixed-use zoning district.
- (a) A minimum of fifty percent (50%) of the project's floor area must be developed and maintained as residential uses.
 - (b) A minimum of ten percent (10%) of the project's floor area must be developed and maintained as commercial or other non-residential uses.
 - (c) Only commercial uses are permitted on the ground floor of buildings fronting an arterial street. Residential units and commercial uses are permitted on the ground floor of buildings fronting nonarterial and internal streets and driveways.
 - (d) All commercial floor space provided on the ground floor of a mixed-use building must contain at least 800 square feet or 25 percent of the lot area (whichever is greater) on lots with street frontage of less than 50 feet, or at least 20 percent of the lot area on lots with 50 feet of street frontage or more.
- (4) All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of eleven (11) feet.
- (5) For buildings taller than fifty (50) feet, an upper level step back is required for any façade that faces a street or a public space. For such façades, the portion of the façade over fifty (50) feet in height must step back at least ten (10) feet from the outer edge of the first story. Terraces and unenclosed balconies may extend up to eight (8) feet into the required upper level step back area.

D. Build-to-Requirements for New Construction.

- (1) All new buildings and structures, whether residential or non-residential, shall directly address the public street, (rather than having buildings oriented to parking lots). Each principal building and the front door of each principal building shall front on a duly accepted public street.
- (2) When a structure is erected on a corner lot, the front yard setback line shall be established on the street where the primary entrance is located.
- (3) Buildings shall be pulled forward to the interior edge of the Pedestrian Zone and shall provide continuous frontage along public sidewalks to maintain the urban character and streetscape edge, except where:
 - (a) The building is set back to accommodate optional Urban Open Space an expansion of the Pedestrian Zone or vehicular drop-off and such frontage is pedestrian-oriented with pedestrian-scaled elements that work to activate the street along adjacent sidewalks; or
 - (b) The buildings are separated for a pedestrian path or vehicular alley, breaking the continuous frontage.

E. Ground floor transparency.

- (1) The façade facing the primary street frontage shall be at least fifty (50) percent transparent.
- (2) All other façades facing a street or public space shall be at least thirty (30) percent transparent.
- (3) Transparency shall be calculated as the percentage of clear, non-reflective glass within the area between three (3) feet and eight (8) feet above the first floor finished elevation.
- (4) Transparent doors and window mullions shall count as part of the transparent area.

F. Drive-throughs and drive-ups.

- (1) Drive-up windows. Where drive-throughs and drive-ups are allowed, the drive-up window shall be placed at the side or rear of a building and shall not be located at street corners.

G. Screening—Loading, service areas, and utilities.

- (1) All loading docks, utility structures, and other service areas associated with a building shall be fully screened from view by walls or fences.
- (2) Screening elements shall be composed of materials consistent with the primary building.
- (3) Trash enclosures shall be compatible with the building design and materials and screened with full wall enclosures. Such enclosures may not be located between the building façade and the street.
- (4) All screening elements shall be at least as tall as the object (e.g. trash enclosure, loading dock, or utility structure) being screened.
- (5) Rooftop equipment shall be screened by parapets or enclosures. Screening elements shall be composed of forms, materials, and colors that are compatible with the architectural qualities of the building, including materials, scale, form, and color.
- (6) Wherever possible, exterior utility boxes and above-ground utility installations shall be located to the side or rear of buildings, and not visible from the street.
- (7) Utilities including electric and communication services shall be underground from R.O.W. to building to reduce visual clutter.

H. Self-Storage

- (1) It is the intent that self-storage facilities are part of a mixed-use building with ground floor activation.
- (2) All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
- (3) For ground floor building façades that front public streets, at least 50 percent of street frontages shall be devoted as functional space for at least one primary use unrelated to, and not an accessory to, the self-storage facility. For the purposes of meeting this requirement, functional space does not include vehicle use areas, open space, or other non-activation activities, but does include uses such as professional and medical offices, commercial retail sales and services, eating and drinking establishments, and art galleries.

I. Franchise Architecture

- (1) Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited.

J. Off-street parking

- (1) Off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property.
- (2) Off-street parking shall not be located in front of buildings.
- (3) Parking areas shall be located to the rear or side of the building. For development sites with more than one (1) building, parking is not allowed in front of the building(s) closest to the street but is allowed in front of permitted building's interior to the development site.
- (4) Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk. Wheel stops or curbing shall be installed to protect walls, poles, structures, pedestrian walkways or landscaped areas. Wheel stops should be placed within two (2) to three (3) feet from the end of parking spaces.
- (5) All off-street parking and other vehicle circulation areas shall be continuously maintained and designed to preclude free flow of stormwater onto adjacent lots, properties, or public streets or ways.

(6) Lighting shall be arranged and designed so that no source of light is directed toward any lots zoned for residential use and designed to shield public streets and all other adjacent lands from distracting glare, or hazardous interference of any kind.

(7) Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics as well as to improve the environment of the site and surrounding area.

G. Use of transportation and parking alternatives.

(1) Upon demonstration to the Zoning Hearing Board that effective alternatives to automobile access are in effect, the Board may reduce, by up to 100%, the parking requirements otherwise prescribed for any use, or combination of uses on the same or adjoining sites, to an extent commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

(2) Alternative programs that may be considered by the Board under this provision include, but are not limited to, the following:

- (a) Private vanpool operation.
- (b) Transit/vanpool fare subsidy.
- (c) Provision of subscription bus services.
- (d) Flexible work-hour schedule.
- (e) Capital improvement for transit services.
- (f) Preferential parking for carpools/vanpools.
- (g) Establishment of a transportation coordinator position to implement carpool, vanpool, and transit programs.
- (h) Bicycle parking facilities.
- (i) Shared parking arrangement.

SECTION 2. SEVERABILITY. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance.

SECTION 3. REPEALER. All ordinances or parts of ordinances, which are inconsistent herewith, are hereby repealed.

SECTION 4. EFFECTIVE DATE. This ordinance shall take effect immediately upon its approval in accordance with the Borough Code.

ORDAINED AND ENACTED this 11th day of June, 2024.

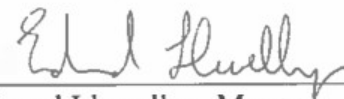
ATTEST:

THE BOROUGH OF TRAFFORD

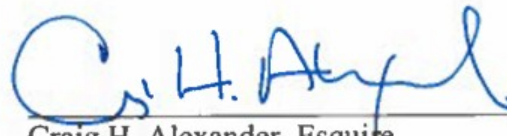

Jaime Peticca, Borough Manager


Kristopher R. Cardiff, President

EXAMINED AND APPROVED this 11th day June, 2024.


Edward Llewellyn, Mayor

APPROVED AS TO FORM:


Craig H. Alexander, Esquire
Solicitor