

BOROUGH OF ROSSLYN FARMS
ORDINANCE NO. 419

AN ORDINANCE OF THE BOROUGH OF ROSSLYN FARMS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE BOROUGH CODE OF ORDINANCES, CHAPTER 190, ZONING, SECTION 1701.3, ISSUANCE OF PERMITS, TO REQUIRE A CERTIFICATE OF USE AND OCCUPANCY PRIOR TO THE SALE OF PROPERTIES IN THE C-1, MIXED USE DISTRICT, AND I-1, GENERAL INDUSTRIAL DISTRICT ONLY.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10101, *et seq.*, as amended, authorizes the Borough of Rosslyn Farms (the "Borough") to regulate zoning and land use in the Borough; and

WHEREAS, Chapter 190 of the Rosslyn Farms Borough Code of Ordinances, Zoning, as amended (the "Zoning Ordinance") regulates zoning within the Borough; and

WHEREAS, Section 1701.3 of the Zoning Ordinance requires the issuance of a Certificate of Use and Occupancy prior to the sale of any property, stating the zoning classification of the property and the approved use of the property, among other things; and

WHEREAS, the Council of the Rosslyn Farms Borough desires to amend Section 1701.3 of the Zoning Ordinance to require said Certificate of Use and Occupancy prior to the sale of property in the C-1 Mixed Use District and I-1 General Industrial District only as, due to the nature of such properties, the likelihood of changes in the use of properties in those Zoning Districts is higher than in the Borough's other Zoning Districts; and

WHEREAS, the Rosslyn Farms Borough Planning Commission has reviewed this amendment and made a recommendation; and

WHEREAS, the Allegheny County Department of Economic Development has been duly informed of the proposed amendment.

NOW THEREFORE, the Council of the Borough of Rosslyn Farms hereby ordains and enacts as follows, incorporating the above recitals by reference:

I. Chapter 190, Section 1701.3(c), Certificate of use and Occupancy is amended by revising the first sentence of such Subparagraph to read, as follows:

c. Certificate of Use and Occupancy:

A Certificate of Use and Occupancy shall be required prior to the sale of any property within the C-1, Mixed Use, and I-1, General Industrial, Zoning Districts. ...

II. Any ordinance or part of any ordinance conflicting with this Ordinance is repealed to the extent of such conflict.

III. It is intended that the provisions in this Ordinance are severable and if any provisions are held or declared illegal, invalid or unconstitutional by a court of competent jurisdiction, the decision shall not affect or impair any of the remaining sections.

IV. This Ordinance shall take effect immediately.

ORDAINED and **ENACTED** this 9th day of June, 2025, by the Council of the Borough of Rosslyn Farms, in lawful session duly assembled.

ATTEST:

BOROUGH OF ROSSLYN FARMS


Borough Secretary

By: 
President, Borough Council

EXAMINED AND APPROVED this 9th day of June, 2025

By: 
Borough Mayor

(Seal)

Certification of Recording. This Ordinance recorded in the Borough Ordinance book on June 10, 2025 by the undersigned.


Borough Secretary