

**CITY OF MONONGAHELA**

**BILL NO. 2 OF 2021**

**ORDINANCE NO. 2 OF 2021**

**AN ORDINANCE OF THE CITY OF MONONGAHEALA, WASHINGTON COUNTY, PENNSYLVANIA SETTING FORTH AMENDMENTS TO THE CITY OF MONONGAHELA ZONING ORDINANCE, AS HERETOFORE AMENDED, REPEALING MAP 3.2 AND ENACTING MAP 3.3.**

WHEREAS, the City of Monongahela is a body corporate and politic, and a duly recognized City of the Third Class of the Commonwealth of Pennsylvania; and

WHEREAS, the Council of the City of Monongahela has heretofore adopted a zoning ordinance of the City entitled the "City of Monongahela Zoning Ordinance" (the "Ordinance"); and

WHEREAS, any and all additions, amendments, deletions, or supplements to the Ordinance, when passed and adopted in such form as to indicate the intention of the City Council to be a part thereof, shall be deemed to be incorporated into such Ordinance so that reference to the Ordinance shall be understood and intended to include such changes; and

WHEREAS, whenever such additions, amendments, deletions, or supplements to the Ordinance shall be adopted, they shall thereafter be printed and, as provided hereunder, inserted in the post-bound book containing said Ordinance as amendments and supplements thereto; and

WHEREAS, Section 11018.1 of the Third Class City Code, Act of November 24, 2015, P.L. 242, Act No. 67, as codified, 11 Pa.C.S. § 11018.1 entitled "Ordinances and Resolutions", provides that the City Council of any Third Class City shall have the power to enact legislative acts by ordinance, including all such legislative acts that exercise the police power of the city, regulate land use, development, and subdivision, and otherwise regulate the conduct of persons within the city; and

WHEREAS, under and pursuant to said authority, the City Council is authorized to plan for the development of the City through zoning regulations under the Act of July 31, 1968, P.L. 805, Act No. 247, as amended and reenacted by the Act of December 21, 1988, P.L. 1329, Act. No. 170, as codified, 53 P.S. § 10101, et seq., known as the Pennsylvania Municipalities Planning Code; and

WHEREAS, under and pursuant to said authority, the City enacted the Ordinance on November 10, 2010; and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, as codified, 53 P.S. § 10609, entitled "Enactment of Zoning Ordinance Amendments", and Section 714 of the Ordinance, entitled "Amendments by Governing Body", set forth provisions and procedural formalities for the enactment of amendments to the Ordinance; and

WHEREAS, the City Council, as the governing body for the City of Monongahela, finds that it is in the best interests of the health, safety, welfare, and development of the City and its residents to make repeals and revisions to the Ordinance certain revisions, repeals, and additions to the Ordinance for the following purposes: to amend the Ordinance Map to repeal an area known as R-1: Single Family Residential and replace said area with MU: Mixed Use, so as to better provide for the health, welfare, and development of City residents and businesses within the corridor known as State Route 136 / Dry Run Road.

