

Residential Zoning District Description

R-1 (1)

All that certain remaining area of land Situate in the Township of Harmony, not previously mention in this document.

R-2 (1)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

Being bounded on the North by the Harmony Township / Baden Borough Line. Thence bounded on the East by the Harmony Township Economy Borough Line to a point at which a line being parallel to the centerline of Legionville road and being distant 200 feet perpendicular from said centerline. Thence bounded on the South by the aforementioned offset parallel line. Thence bounded on the West by the most Eastern line of property as established on Tax Map 64-10.

R-2 (2)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

Beginning at the most Northeastern corner of Harmony Township. Thence from said point of beginning along the common line of the Township of Harmony and the Borough of Economy in a Southerly direction to a point where the township line meets a line running parallel to and being 200 feet, in a southerly direction, perpendicular from the centerline of Hemmerle Road to the True point of beginning. Thence from said True point of beginning along a line parallel to and 200 feet in a southerly direction, perpendicular to Hemmerle Road to a point where the 200 foot parallel line intersects with a line running parallel to and 200 feet in a southerly direction, perpendicular to the centerline of Legionville Road. Thence continuing along the aforementioned parallel line in a Westerly direction for a distance of 1,220 feet more or less to a point. Thence in a Southerly direction, perpendicular to the centerline of Legionville Road, for a distance of 100 feet to a point. Thence in a Westerly direction along a line parallel to and 300 feet distant in a Southerly direction to a point of intersection with a line 702.74 feet from the Eastern side of Duss Avenue. Thence along the previously mentioned line in a Southerly Direction, parallel to and 702.74 feet perpendicular to Duss Avenue to a point of intersection with a line parallel to and 1,000 feet, in a Southerly direction, distant from the center line of Legionville Road. Thence in a Easterly direction along a line parallel to and 1,000 feet, in a Southerly direction, distant from Legionville Road to a point where it intersects with a line parallel to and 1,000 feet, in a Southerly direction, from the centerline of Hemmerle Road. Thence in an Easterly direction along a line parallel to and 1,000 feet, in a Southerly direction, distant from the centerline of Hemmerle Road to a point where it intersects with the Western line of properties, as established in Tax Map 64-07. Thence in a Southerly direction along the Western line of properties, as established on Tax Map 64-07 to a point where it intersects with the Southern property lines, as established on Tax Map 64-07. Thence in an Easterly direction along the Southern line of properties, as established on Tax Map 64-07 to a point on the Harmony Township / Economy Borough Line. Thence in a Northerly Direction along the aforementioned township line back to the True point of beginning.

R-2 (3)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

BEGINNING at a point being in the centerline of Big Sewickley Creek, also being the most Southeastern corner of Harmony Township. Thence from said point of beginning in a Westerly direction and along the centerline of Big Sewickley Creek, and along the Southern municipal boundary of Harmony Township, and also along the Beaver County and Allegheny County Lines, to a point where the southern municipal boundary of Harmony Township meets the Eastern municipal boundary of the Borough of Ambridge. Thence from said point in a Northerly direction to a point where the municipal boundary meets the rear lot line of property, a distance of 530 feet more or less to a point. Thence in a Easterly direction along the rear property lines, as established on Tax Map 64-03, 04 and 05 to a point on the Eastern municipal boundary of Harmony Township and the Western municipal boundary of Economy Borough. Thence in a Southerly direction along the municipal boundary of Harmony Township and Economy Borough back to the point of beginning.

Commercial Zoning District Descriptions

C (1)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

BEGINNING at a point the most Northwestern corner of the Township of Harmony and a point along the Ohio River. Thence from said point of beginning in an Easterly Direction along the Harmony Township / Baden Borough line to a point on the Western side of State Route SR 0065. Thence in a Southerly direction along the Western side of State Route SR 0065 to a point of intersection with the Southern corner of property of Tax Parcel No. 64-184-188.1. Thence in a Westerly direction along the most Southern side of tax parcel No. 64-184-188.1 and Tax parcel No. 64-184-187 to a point on the Harbor line of the Ohio River. Thence in a Northerly direction along the Harbor line of the Ohio River back to the point of beginning.

C (2)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

BEGINNING at a point formed by the intersection of the Western side of State Route 0065, more commonly known as Ohio River Blvd. And the Southern side of Logans Lane. Thence in an easterly direction along the Southern side of Logans Lane to a point of intersection with the Western side of Duss Avenue. Thence along the Western side of Duss Avenue to a point of intersection with the line of property of Tax Parcel No. 64-184-186.3 and Tax Parcel No. 64-184-186.10. Thence along the aforementioned common line of property in a Westerly direction to a point where said common line of property meets the East side of State Route 0065. Thence in a Northerly direction along the Eastern side of State Route 0065, more commonly known as Ohio River Blvd., back to the point of beginning.

C (3)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

Bounded on the North by the municipal boundary of Harmony Township and Baden Borough.
Bounded on the East by the Western side of Watson Street.
Bounded on the South by the Northern side of Dearborn Street.
Bounded on the West by the Eastern side of Duss Avenue.

C (4)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

Bounded on the North by the Southern side of Dearborn Street.
Bounded in the West by the Western side of Byers Alley.
Bounded on the South by a line parallel to and 475 feet, in a Southerly direction, from the Southern side of Dearborn Street.
Bounded on the West by the Eastern side of Duss Avenue.

C (5)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-10-628.

C (6)

All that certain area Situate in the Township of Harmony and bounded and described as follows:

Bounded on the North by the Southern side of Keystone Drive.

C (9)

All that certain area Situate in the Township of Harmony and bounded and described as follows:
Bounded on the North by the Southern side of 25th Street.
Bounded on the East by a line parallel to and 110 feet, in an Easterly direction from the Eastern side of Duss Avenue.
Bounded on the South by the Northern side of 24th Street, also known as traffic route 989.
Bounded on the West by the Eastern side of Duss Avenue.

C (10)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-09-1001.

C (11)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-08-133.

C (12)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-09-940 and 64-08-200.

C (13)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-02-310.1.

C (14)

All that certain parcel of land Situate in the Township of Harmony, more clearly defined as Tax Parcel No. 64-02-305.

Industrial Zoning District

I (1) Part 1

All that certain area of land Situate in the Township of Harmony, more clearly defined and described herein.
Bounded on the North by the common parcel line between Tax Parcel No. 64-184-186.3 and 64-184-186.10.
Bounded on the East by the Western line of Duss Avenue and the Northern, Western and Southern sides of the below described Zoning District, I (3), the Northern side of North Avenue, the Western side of Oak Alley to the Southern most boundary of Harmony Township.
Bounded on the South by the Boundary line between Harmony Township and Ambridge Borough.
Bounded on the West by the Eastern side of State Route SR0065.

I (1) Part 2

All that certain area of land Situate in the Township of Harmony, more clearly defined and described herein.
Bounded on the North by the most Southern line of property of Tax Parcel No. 64-184-188.1 and Tax Parcel No. 64-184-187.
Bounded on the East by the Western side of State Route 0065, more commonly known as Ohio River Blvd.
Bounded on the South by the Harmony Township and Ambridge Borough lines.
Bounded on the West by the Harbor line of the Ohio River.

I (2)

All that certain parcel of land Situate in the Township of Harmony and bounded and described herein:
Bounded on the North by the Southern side of an unnamed right of way.
Bounded on the East by the Western side of Duss Avenue.
Bounded on the South by the Northern side of 24th Street.
Bounded on the West by the Eastern side of Oak Alley.

I (3)

All that certain area Situate in the Township of Harmony and bounded and described as follows:
Being Bounded on the North by Property of now or formerly Joseph J. Brunner, Inc.
Bounded on the East by the Western side of Duss Avenue.
Bounded on the South by property of now or formerly Ambridge Regional Distribution & Manufacturing Center.
Bounded on the West by property of now or formerly Ambridge Regional Distribution & Manufacturing Center and now or formerly Joseph J. Brunner, Inc.

I (4)

All that certain area Situate in the Township of Harmony and bounded and described as follows:
BEGINNING at a point being on the Municipal boundary of Harmony Township and Economy Borough and on a line parallel to and 200 feet, in a Northerly direction, from the centerline of Legionville Road. Thence from said point of beginning in a Southerly direction along the municipal boundary of Harmony Township and Economy Borough to a point where it intersects with a line parallel to and 200 feet, in a Southerly direction, from the centerline of Hemmerle Road. Thence in a Westerly direction along a line parallel and 200 feet, in a Southerly direction, from the center line of Hemmerle Road to a point where said parallel line intersects with a line parallel to and 200 feet, in a Southerly direction, from the center line of Legionville Road. Thence continuing in a Westerly direction along a line parallel to and 200 feet, in a Southerly direction, from the center line of Legionville Road to a point. Thence from said point in a Southerly direction, perpendicular to the centerline of Legionville Road a distance of 100 feet to a point. Thence in a Westerly direction parallel to and 300 feet, in a Southerly direction, from the center line of Legionville Road to a point where it intersects with a line parallel to and 702.74 feet, in an Easterly direction, from the Eastern side of Duss Avenue. Thence in a Southerly direction along a line parallel to and 702.74 feet, in an Easterly direction, from the Eastern side of Duss Avenue to a point 175 feet from the Northern side of Keystone Drive. Thence in a Westerly direction along a line parallel to and 175 feet, in a Northerly direction, from the Northern side of Keystone Drive to a point where it intersects with a line parallel to and 200 feet, in an Easterly direction, from the Eastern side of Duss Avenue, a distance of 175 feet to a point on the Northern side of Keystone Drive. Thence in a Westerly direction along the Northern side of Keystone Drive to a point where it intersects with the Eastern side of Duss Avenue. Thence in a Northerly direction and along the Eastern side of Duss Avenue to a point where it intersects with a line established on Tax Map 64-10. Thence in an Easterly direction along a line as established on Tax Map 64-10 to a point where it intersects with a line parallel to and 200 feet, in a Northerly direction, from the centerline of Legionville Road. Thence continuing in an Easterly direction along a line parallel to and 200 feet, in a Northerly direction, from the centerline of Legionville Road back to the point of beginning.