

CITY OF JEANNETTE

WESTMORELAND COUNTY, PENNSYLVANIA

BILL NO. 06-02

ORDINANCE NO. 06-02

AN ORDINANCE OF THE CITY OF JEANNETTE, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING CITY OF JEANNETTE ZONING ORDINANCE NO. 84-4 AND THE JEANNETTE ZONING MAP; CREATING A DEFINITION FOR LIGHT INDUSTRIAL USES; PERMITTING THE CONSTRUCTION OF CERTAIN STORAGE SHEDS IN REQUIRED SIDE AND REAR YARDS; REMOVING RESIDENTIAL CONVERSION UNITS FROM THE R-1 AND R-2 ZONING DISTRICTS; REMOVING GARDEN AND LOW-RISE APARTMENTS FROM THE R-2 ZONING DISTRICT; REMOVING TWO FAMILY DETACHED DWELLINGS FROM THE R-1 ZONING DISTRICT; REMOVING TWO FAMILY SEMI-DETACHED DWELLINGS FROM THE R-2 RESIDENTIAL ZONING DISTRICT; RELOCATING MOBILE HOME PARKS TO THE R-3 ZONING DISTRICT; AMENDING PROVISIONS REGULATING SIGNS WITHIN ALL DISTRICTS; CHANGING PORTIONS OF THE CENTRAL BUSINESS DISTRICT FROM CBD TO R-2, R-3 AND C-1 ZONES; CREATING A BUSINESS TRANSITIONAL ZONING DISTRICT SURROUNDING THE EXISTING CENTRAL BUSINESS DISTRICT AND PROVIDING REGULATIONS FOR SAME

WHEREAS, the Council of the City of Jeannette, Westmoreland County, Pennsylvania, previously enacted Ordinance No. 84-4, commonly known as the City of Jeannette Zoning Ordinance; and

WHEREAS, such Ordinance adopts a Zoning Map and establishes various Zoning Districts throughout the City of Jeannette and regulations for same; and

WHEREAS, the Council of the City of Jeannette, pursuant to the Pennsylvania Municipalities Planning Code, desires to amend such Ordinance to reflect changes in property use within the City and provide opportunities for business growth.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, THE COUNCIL OF THE CITY OF JEANNETTE, WESTMORELAND COUNTY, PENNSYLVANIA, HEREBY ORDAINS AND ENACTS AS FOLLOWS:

1. Article III, Section 300 of Ordinance 84-4 is hereby amended to add the BTZ – Business Transitional Zoning District.

2. Article III – Section 301 of Ordinance 84-4, and the Zoning Map referenced therein, is hereby amended to establish the area of the BTZ – Business Transitional Zoning District as follows:

“BEGINNING at the intersection of South 7th Street and Bullitt Avenue; then West along the line of Bullitt Avenue to South 9th Street; then North along South 9th Street to the intersection of the Clay Avenue Extension, an existing R-2 Zoning District and the existing CBD Zone; then East along the northern line of the current Central Business District to its intersection with Gaskill Avenue; then, in an easterly direction along Gaskill Avenue to its intersection with South Second Street; then south along South Second Street to the southern side of the existing railroad right of way; then, east along the line of such railroad right of way to an alley running parallel between South First and South Second Streets; then south along such alleyway to Magee Avenue; then West along Magee Avenue to its intersection with South 7th Street; then South along South 7th Street to its intersection with Bullitt Avenue, the place of beginning.”

2. Article III – Section 301 of Ordinance 84-4, and the Zoning Map referenced therein is hereby amended to change that portion of the existing CBD Zone to an R-2 Zone, as same is described as follows:

“BEGINNING at the intersection of South 7th Street and Bullitt Avenue; then North along South 7th Street to Nebraska Lane; then East along Nebraska Lane to North Dakota Way; then South along North Dakota Way to Bullitt Avenue; then East along Bullitt Avenue to South Dakota Way; then South along South Dakota Way to Chambers Avenue; then East along Chambers Avenue to its intersection with South 4th Street; then South along South Fourth Street to Cassatt Avenue; then, west along Cassatt Avenue to an existing Industrial Zoning District; then North along the line of the existing Industrial Zoning District to Bullitt Avenue; then West along Bullitt Avenue to South 7th Street, the place of beginning.”

3. Article IV of Ordinance 84-4 is hereby amended to add the following Section 409 establishing the aforesaid Business Transitional Zone and the requirements therefore:

“409. BTZ – BUSINESS TRANSITIONAL ZONE

409.1 PURPOSE:

- a. To provide a transitional area between the Central Business, Industrial and Residential Zoning Districts;
- b. To limit the size of the Central Business District and preserve walk-in retail establishments in the Central Business District;

- c. To provide an area where uses compatible to the Industrial Zoning District, but of lesser impact, may exist and flourish; and
- d. To promote lower impact, light manufacturing, high-tech uses of property that will be compatible with uses permitted in the Industrial District and promote foot-traffic in the CBD "retail" district.

409.2 REVIEW PROCEDURES:

- a. In order to assure the satisfactory development of the Business Transitional Zoning District, all development plans shall be submitted to the Council of the City of Jeannette for review and approval under the procedures established for Conditional Uses under this Ordinance.
- b. Any development or re-development plan shall be prepared and submitted to the Council of the City of Jeannette. The plan shall depict the overall development scheme, including the location, proposed site layout, existing zoning, parking facilities, all adjacent highways, streets and alleys with traffic flow patterns, and include a list of the type of establishment(s) to be located on the site, their floor area(s) and preliminary architectural sketches for same.

409.3 PERMITTED USES:

- a. Business or professional offices, banks, savings and loan associations or other financial institutions;
- b. Offices or office buildings for administrative, executive and professional activity, and/or similar activities involving the rendering of professional services, including the sale of real estate and business offices which include the showing of samples, the sale, promotion and demonstration of equipment; provided, however, that no merchandise shall be warehoused on the premises, except for the immediate exchange or delivery thereof. Nothing herein shall preclude a sale's or manufacturer's representative from arranging the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside the Business Transitional Zoning District.
- c. Appropriate public uses and essential services.
- d. Light Industrial, assembly and manufacturing activities.
- e. Repair, maintenance and re-furbishing facilities.
- f. Accessory buildings and uses customarily incidental to the above permitted uses, with the exception of warehousing.

409.4 CONDITIONAL USES:

- a. Truck and bus terminals.
- b. Passenger stations for public transportation.
- c. Parking facilities.

409.5 SPECIAL EXCEPTION USES:

None

409.6 AREA AND BULK REGULATIONS:

- a. No minimum lot size or width shall be required.
- b. Yard (Setbacks):
 - (1) Minimum front yard setback – 5 ft.
 - (2) Minimum side yard setback – 5 ft.
 - (3) Minimum rear yard setback – 5 ft.
 - (4) Maximum impervious coverage – to within required setbacks.

409.7 OFF STREET PARKING AND LOADING:

See Article VI

409.8 SIGNS:

See Article VII”

4. Article II, Section 200 of Ordinance No. 84-4 is hereby amended to add the following definition for “Light Industrial” uses:

“LIGHT INDUSTRIAL – As used in this Ordinance, shall mean any manufacturing or assembly business producing a product, without combining or breaking down raw materials, and whose operation does not result in the generation of noise, fumes, odors, gas or glare outside the structure in which such use is contained.”

5. Article IV, Section 401.4(a) of Ordinance No. 84-4, providing for Residential Conversion Units as Special Exception uses in the R-1 Zoning District, is hereby deleted in its entirety. The remaining paragraphs 401.4(b) and 401.4(c) shall be renumbered as 401.4(a) and 401.4(b) respectively. The remaining paragraphs 402.4(b), (c), (d) and (e) shall be renumbered as 402.4 (a), (b), (c) and (d) respectively.

6. Article IV, Section 402.3(b) and 402.3(c) of Ordinance No. 84-4, providing for Garden apartments and Low-Rise apartments as Conditional Uses in the R-2 Zoning District are hereby deleted in their entirety. The remaining paragraphs 402.3(d) through 402.3(g) shall be renumbered as 402.3(b), (c), (d) and (e) respectively.

7. Article IV, Section 402.8(g) of Ordinance No. 84-4, providing area and bulk requirements for Multi-family dwellings, Garden apartments and Low-Rise apartments in the R-2 Zoning District, is hereby deleted in its entirety. The remaining paragraphs 402.8(h) shall be renumbered as 402.8(g).

8. Article IV, Section 402.3(h) of Ordinance No. 84-4, providing for Mobile Home Parks as a Conditional Use in the R-2 Zoning District, is hereby deleted in its entirety.

9. Article IV, Section 403.3 of Ordinance No. 84-4-Conditional Uses, is hereby amended to add the following Section 403.3(k):

“k. Mobile Home Parks in accordance with all applicable requirements of this Ordinance.”

10. Article IV, Section 402.8(f) of Ordinance No. 84-4, providing area and bulk regulations for Mobile Home Dwellings in the R-2 District and Section 402.10 relating to Special Regulations for Mobile Home Parks are hereby deleted in their entirety.

11. Article IV, Section 403.8 of Ordinance No. 84-4, is hereby amended to add Section 403.8(h) as follows:

h. Mobile Home Dwelling:

- (1) Minimum lot size per unit – 6,000 sq. ft.
- (2) Minimum lot width – 50 ft.
- (3) Minimum lot depth – 70 ft.
- (4) Minimum any one side yard setback – 5 ft.
- (5) Minimum aggregate side yard setback – 15 ft.

- (6) Minimum front yard setback – 25 ft.
- (7) Minimum rear yard setback – 25 ft.
- (8) Maximum coverage – 30%
- (9) Minimum floor area per dwelling unit – 600 sq. ft.
- (10) Each unit shall be erected and anchored on a permanent masonry foundation with the foundation being totally enclosed around the full perimeter with masonry or other material specifically designed for such use and acceptable to the Planning Commission.

12. Article IV, Section 403 of Ordinance No. 84-4 is hereby amended to add Section 403.10 as follows:

Special Regulations for Mobile Home Parks:

a. Area and Bulk – Mobile home parks shall contain a minimum of one acre.

- (1) Minimum average lot size – 5,000 sq. ft.
- (2) Minimum individual lot size – 4,000 sq. ft.
- (3) Minimum setback of a mobile home:
 - (a) From any public street or road – 20 ft.
 - (b) From any street in the park – 15 ft.
 - (c) From any two mobile homes – 20 ft.
 - (d) From any property line – 25 ft.

(4) All setbacks from streets shall be measured from the right-of-way line.

b. Landscaping:

Mobile home parks shall be attractively and suitably landscaped. Development plans shall include provisions for screening along all property lines including public rights-of-way. Such screening shall be a minimum of three feet in height when placed and shall be of a type to reach a minimum of five feet in three years.

c. Plan Requirements:

All proposals for a mobile home park, whether new or an expansion of existing parks shall be required to submit a proposed site development plan for the entire site for review and recommendation by the City Planning Commission and approval by the City Council. The plan shall include at least the following information:

- (1) Plot plan of the entire property.
 - (2) Proposed street layout including pavement and right-of-way widths.
 - (3) Proposed locations of utilities, drainage easements, storm sewers, sanitary sewers, water, etc.
 - (4) Proposed lot layout including required setback lines for each mobile home.
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- (5) Any proposed buildings, their location and use.
 - (6) Typical street cross-section showing proposed construction and grading.
 - (7) Proposed location of parking areas and/or individual spaces.

13. Article IV, Section 401.2(c) of Ordinance No. 84-4, providing for Two family detached dwellings as Permitted Uses in the R-1 Zoning District and Section 401.6(c), providing area and bulk requirements for same, are hereby deleted in their entirety.

14. Article IV, Section 401.2(b) of Ordinance No. 84-4, providing for Single family semi-detached dwellings as Permitted Uses in the R-1 Zoning District is hereby deleted in its entirety. The remaining Sections 401.2(d) and 401.2(e) shall be renumbered 401.2(b) and 401.2(c) respectively.

15. Article IV, Section 401.3 of Ordinance No. 84-4, providing for Conditional Uses, shall be amended to include Section 401.3(e) as follows:

“e. Single family semi-detached dwellings”

16. Article IV, Section 402.2(d) of Ordinance No. 84-4, providing for Two family semi-detached dwellings as Permitted Uses in the R-2 Zoning District and Section 402.8(d), providing area and bulk requirements for same, are hereby deleted in their entirety. Section 402.8(e) shall be renumbered as 402.8(d).

17. Article IV, Section 402.2(c) of Ordinance No. 84-4, providing for Two-family detached dwellings as Permitted Uses in the R-2 Zoning District is hereby deleted in its entirety. The remaining Sections 402.2(e) and 402.2(f) shall be renumbered 401.2(c) and 402.2(d) respectively.

18. Article IV, Section 402.3 of Ordinance No. 84-4, providing for Conditional Uses, shall be amended to include Section 402.3(f) as follows:

“f. Two family detached dwellings”

19. Article IV, Section 508.5 of Ordinance No. 84-4, providing for Particular Permitted Accessory Structures and Uses within all Districts, is hereby amended to add Section 508.5(m) as follows:

"m. Portable, detached and/or prefabricated sheds for the storage of equipment (excluding garages) having a total area of less than 150 square feet may be permitted to be constructed not less than five feet (5') from any side or rear lot line without a variance, except on corner lots where their construction is determined by the Zoning Officer to interfere with site lines for ingress or egress to a public road, alleyway or lane.

20. Article VII – SIGNS of Ordinance No. 84-4, is hereby deleted in its entirety and shall be replaced by the following:

"ARTICLE VII – SIGNS:

700. APPLICABILITY:

The regulations contained in this Article shall apply to all signs in all zoning districts.

701. TYPES OF SIGNS:

Signs in all Zoning Districts shall be categorized according to the type described below and shall comply with the requirements for that type described in this Section.

701.1 TYPE: Signs are classified by physical attributes into the following categories:

- (a) Billboard: An off-premises sign which advertises an establishment, activity, person, product or service which is unrelated to or unavailable on the premises where the billboard is located.
- (b) Building Sign: A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than twelve (12) inches from the wall of the building.
- (c) Freestanding Sign: A sign supported on a foundation or by one (1) or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure.
- (d) Home Occupation or Home Office Identification: A sign containing only the name and address of the occupant of the premises and their occupation. No logos or other advertising shall be permitted.
- (e) Residential Identification: A sign containing only the name and address of the occupant of the premises.

- (f) Temporary Special Event Signs: Any type of sign intended to be temporary in nature and designed to display a special event for a limited period of time. Temporary Special Event Display Signs shall include but not be limited to; political signs, special business promotional signs, grand opening signs, event promotional signs, real-estate sale or lease signs, inflatable displays, banners, flags, spot lights, notification signs, construction signs and land development signs.

702 . GENERAL REGULATIONS:

The following regulations shall apply to signs in all Zoning Districts:

702.1 Restricted Signs: The following signs shall not be permitted in any Zoning District:

- (a) Moving or Flashing Signs, except for that portion of a permitted sign which indicates time or temperature;
- (b) Signs on trees, utility poles or official traffic control devices or signs;
- (c) Signs which imitate traffic control devices or signs;
- (d) Signs placed within or over any public right-of-way or;
- (e) Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where its apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.

702.2 Exempt Signs: The following signs shall be exempt from these regulations:

- (a) Residential Identification Signs not more than two square feet in size, as defined herein;
- (b) Holiday decorations displayed for recognized Federal or State holidays, provided they do not interfere with traffic safety or do not, in any other way, become a public safety hazard;
- (c) Memorial/Historical Plaques, as defined herein;
- (d) Signs erected by any governmental agency on government property, including street signs and official traffic signs.

- 702.3 Real Estate Sale or Lease, Construction and Land Development Signs: In all Zoning Districts where authorized by Section 703, real estate, construction and development signs shall be considered temporary special event signs which shall be removed within thirty (30) days of the completion of sales or construction.
- 702.4 Notification Signs: In all Zoning Districts, legal notification signs posted on private property by property owners such as: "no trespassing", "no hunting" and the like shall be limited to a surface area not exceeding two (32) square feet. The placement and maximum number of signs permitted along road frontages shall be one (1) sign for every thirty (30) feet of road frontage.
- 702.5 Visibility: No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs and off-premises directional signs authorized by the City or PennDOT, shall hang over or be erected within the right-of-way of any streets.
- 702.6 Illumination: Illumination, when authorized by this Ordinance, shall be directed upon the sign face and not towards adjoining properties or streets. Flashing or oscillating signs shall not be permitted. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding properties.
- 702.7 Maintenance and Inspection: All signs must be constructed of a durable material and maintained in good condition. Any sign found to be in an unsafe condition upon inspection shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within ten (10) days.
- 702.8 Removal of Signs: Whenever any business is discontinued or vacated, all signs relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuance of the business.
- 702.9 Permits Required: No permit shall be required for Temporary Special Event Signs or Residential Identification Signs. Permits shall be required for all other signs authorized by Subsection 703 through Subsection 705. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this Ordinance and payment of the required fee established from time to time by Resolution of City Council.
- 702.10 Expiration of Permits: Any permit issued by the Zoning Officer for erection, alternation, replacement or relocation of any sign shall expire automatically within six (6) months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.

703. SIGNS AUTHORIZED IN ALL ZONING DISTRICTS:

The following signs are authorized in all Zoning Districts:

- 703.1 Real Estate Sign: One (1) non-illuminated temporary Real Estate Sign shall be permitted on each lot provided the surface area of the sign shall not exceed six (6) feet in height. The Real Estate Sign shall not exceed twelve (12) square feet in surface area when located in any Residential Zoning District and shall not exceed thirty-two (32) square feet in any other zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the property on which it is located.
- 703.2 Land Development Sign: One (1) non-illuminated temporary Development Sign shall be permitted on each lot provided the surface area of the sign shall not exceed thirty-two square feet in surface area. The Development Signs shall not exceed six (6) feet in height when located in any Residential Zoning District and shall not exceed ten (10) feet in height in any other Zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the last lot or completion of the proposed construction in the development.
- 703.3 Construction Sign: One (1) non-illuminated temporary Construction Sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the sign shall not exceed twelve (12) square feet in area and shall be removed within thirty (30) days of the completion of the work.
- 703.4 Temporary Special Event Sign: One (1) non-illuminated Temporary Special Event Sign, as defined by this Ordinance, shall be permitted to be erected on the face of a public building, church or building housing a non-profit organization, provided that the area of the signs shall not exceed forty (40) square feet.
- 703.5 Home Occupation or Home Office Identification Sign: One (1) non-illuminated Home Occupation Identification Sign shall be permitted for an approved home occupation, provided that the surface area of the sign does not exceed two (2) square feet and the sign shall contain only the name, address and occupation of the resident and shall not contain any logo or other advertising.
- 703.6 Political Signs: Non-illuminated temporary Political Signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by Section 702.1 of this Ordinance. The signs shall be removed within ten (10) days after the election for which they were erected.

704. SIGNS AUTHORIZED IN THE CBD AND BTZ DISTRICTS:

The following signs shall be permitted in the CBD and BTZ Districts:

704.1 Temporary Special Event Signs: Temporary Special Event Signs, as defined by this Ordinance, shall be permitted provided that:

- (a) No more than two (2) signs or banners shall be permitted on any establishment at any one time;
- (b) The Temporary Special Event Signs shall be securely attached to the building or to the supporting structure of a free-standing pole business identification sign;
- (c) The aggregate surface area of all Temporary Special Event Signs shall not exceed forty (40) square feet per establishment. In the event that there is more than one (1) establishment on a site, the maximum aggregate surface area of all Temporary Special Event Display signs on the site at any one time shall not exceed one hundred (100) square feet;
- (d) Temporary Special Event Display Signs shall be non-illuminated.

704.2 Business Identification Signs:

- (a) Building Signs: Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs on the front of the building shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building. The aggregate area of all wall signs on the sides of the building shall not exceed one (1) square feet for each lineal foot of width of the side wall of the building. The Business identification sign shall not be extended above the height of the building.

705. SIGNS AUTHORIZED IN THE C-1 AND INDUSTRIAL DISTRICTS:

The following signs shall be permitted in the C-1 and Industrial District:

705.1 Temporary Special Event Signs: Temporary Special Event Signs, as defined by this Ordinance, shall be permitted provided that:

- (a) No more than two (2) signs or banners shall be permitted on any establishment at any one time;
- (b) The Temporary Special Event Signs shall be securely attached to the building or to the supporting structure of a free-standing pole business identification sign;

- (c) The aggregate surface area of all Temporary Special Event Signs shall not exceed forty (40) square feet per establishment. In the event that there is more than one (1) establishment on a site, the maximum aggregate surface area of all Temporary Special Event Display signs on the site at any one time shall not exceed one hundred (100) square feet;
- (d) Temporary Special Event Display Signs shall be non-illuminated.

705.2 Business Identification Signs:

- (a) Building Signs: Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs on the front of the building shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building. The aggregate area of all wall signs on the sides of the building shall not exceed one (1) square feet for each lineal foot of width of the side wall of the building. The Business identification sign shall not be extend above the height of the building.
- (b) Free Standing Signs: In addition to the wall signs, two (2) free-standing sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:
 - (1) Free standing signs that are of a height that are over fifteen (15) feet and exceeds the distance from the base of the sign to the property line shall be designed by a registered professional engineer.
 - (2) The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.

706. BILLBOARDS:

Billboards shall not be permitted in the CBD, BTZ or any Residential Zoning District. Billboards shall be permitted only as Conditional Uses on property located in the Industrial District and C-1 District, provided all of the following requirements are met:

- 706.1 Location: Billboards may be authorized as a Conditional Use only in the C-1 and Industrial Districts, provided all of the following requirements are met:
 - (a) Billboards shall not be erected within 500 feet of the boundary line of any "R" District or within 500 feet of any public or private school, church or cemetery, said 500 feet being measured along the radius of a

circle from the center-most point of the billboard structure extending in all directions.

- (b) On interstate, state and limited access highways, billboards shall not be erected within 500 feet of an interchange or safety rest area measured along the interstate or limited access highway from the beginning or ending of the pavement widening at the exit from or entrance to the main-traveled way.
- (c) Billboards shall maintain a lateral minimum spacing between any existing or proposed billboard structure of 1,000 feet. Required spacing shall be measured along both sides of the same roadway frontage from the center-most point of the billboard structure along a line extending from the center-most point of the billboard which is parallel to the centerline of the roadway to which the billboard is oriented.
- (d) No billboard shall be located closer than ten (10) feet to any public street right-of-way.
- (e) The minimum side and rear yard requirements applying to a principal structure as set forth within the zoning District in which the billboard is to be located shall apply to each billboard structure.
- (f) No billboard shall be erected in such a manner as to block the view from the road or street, of any existing business identification sign, residential or non-residential structure, or limit or reduce light and ventilation.
- (g) No billboard shall be constructed with the clear sight triangle of the public street or road on which it is situated and shall not in any case obstruct or impede traffic safety.
- (h) No sign shall be erected over any sidewalk or public right-of-way.
- (i) Billboards shall not be part of a roof or wall nor shall they be mounted on the roof, wall or other part of a building or any other structure.

706.2 Construction Methods: Billboards shall be constructed in accordance with applicable provisions of the City Building Code, as now or hereafter adopted, and shall meet all of the following additional requirements:

- (a) The Billboard sign, pole(s) and footer shall be designed by a registered professional engineer.
- (b) The entire base of the billboard structure parallel to the sign face shall be permanently landscaped with suitable shrubbery and/or bushes of minimum

height of three (3) feet placed in such manner as to screen the foundation of the structure.

- (c) Landscaping shall be maintained by the sign owner in an attractive and health manner in accordance with accepted conservation practices.
- (d) No bare cuts shall be permitted on a hillside.
- (e) All cuts or fills shall be permanently seeded or planted.
- (f) A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum foot candle of 1.5 upon the adjoining property.
- (g) No billboard structure, sign face, or display lighting shall move, flash or emit noise. No display lighting shall cause distractions, confusion, nuisance or hazard to traffic, aircraft or other properties.

21. Article III – Section 301 of Ordinance 84-4, and the Zoning Map referenced therein is hereby amended to change that portion of the existing CBD Zone to an R-3 Zone, as same is described as follows:

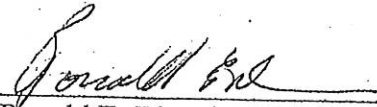
BEGINNING at the point of intersection of Good Street with the southern side of the railroad right of way and an existing R-3 Zone; then, south along Good Street to Cuyler Avenue/Cuyler Place; then, southwest along Cuyler Avenue/Cuyler Place and an existing R-3 Zone, to an alleyway running parallel between South First and South Second Streets; then, North along such alleyway to the southern side of the railroad right of way; then, east along the line of such right of way, to the place of beginning.

22. Article III – Section 301 of Ordinance 84-4, and the Zoning Map referenced therein is hereby amended to change that portion of the existing CBD Zone to a C-1 Zone, as same is described as follows:

BEGINNING at the point of intersection of Cassatt Avenue and South Fourth Streets, then, south along the line of South Fourth Street and an existing C-1 Zone to an alleyway; then, southwest, along the line of such alley and such existing C-1 Zone to Mill Street; then, northwest along Mill Street to its intersection with an existing Industrial Zone; then north along the line of the Industrial Zoning District to Cassatt Avenue; then, east along Cassatt Avenue to the place of beginning.

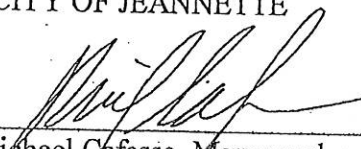
THIS ORDINANCE IS ORDAINED AND ENACTED AT A PUBLIC
MEETING OF JEANNETTE CITY COUNCIL HELD THE 12th DAY OF JULY, 2006,
AND SHALL TAKE EFFECT IMMEDIATELY.

ATTEST:



Ronald E. Dinsmore, City Clerk

THE CITY OF JEANNETTE

By: 

Michael Cafasso, Mayor and
President of Council