

AN ORDINANCE OF THE CITY OF JEANNETTE
 PENNSYLVANIA, AMENDING ORDINANCE NO. 84-4
 KNOWN AS THE CITY OF JEANNETTE ZONING ORDINANCE

Be it ordained and enacted, and it is hereby ordained and enacted by the Council of the City of Jeannette, at a regular meeting thereof, held on the 23RD day of DECEMBER, 1985, that pursuant to the authority granted Council in Section 809 of the City of Jeannette Zoning Ordinance, Ordinance No. 84-4 and that further authority granted by the Municipalities Planning Code that Ordinance No. 84-4 commonly known as the City of Jeannette Zoning Ordinance is hereby amended as follows:

1. Section 508.5(h) is hereby amended to read as follows:

Fences, walls and hedges, subject to the following maximum height requirements:

<u>Location</u>	<u>Height</u>
RESIDENTIAL DISTRICTS	
Front yard and street side yard of corner lot:	48 inches
Side and rear yards adjacent to residential uses, except that this limitation shall not apply to living hedges:	72 inches
Fences or walls designed to prevent access to swimming pools:	96 inches
Side and rear yards adjacent to non-residential uses and arterials, except that this limitation shall not apply to living hedges:	8 feet
On a corner lot, any yard within the sight triangles required by Section 503.5 of this Ordinance:	30 inches
NON-RESIDENTIAL DISTRICTS	
On a corner lot, any yard within the sight triangles required by Section 503.5 of this Ordinance:	30 inches
All other yards:	8 feet

2. Section 508.7(b) is hereby amended to read as follows:

In all Residential Districts, and on all lots having any side lot line in common with a Residential District boundary line: If all or any portion of any accessory structure or use is more than 30 feet from a rear lot line, then no portion of the accessory structure or use shall be closer than 10 feet to any side lot line in, or bordering, a Residential District.

3. Section 508.7(c) is hereby amended to read as follows:

In all Residential Districts, and on all lots having any side or rear lot line in common with a Residential District boundary line: If all portions of any accessory

structure or use are within 30 feet of a rear lot line, then no part of the accessory structure or use shall be closer than 3 feet to any lot line in, or bordering, a Residential District.

4. Section 508.7(h) is hereby amended to read as follows:

In all Commercial and Industrial Districts:
Accessory structures shall maintain the same front, side and rear yard as is required for the principal structure except that parking garages may be located in a required rear yard, and except where the principal structure is a residential use the accessory structures shall maintain the same front, side and rear yard as is required for the principal structures in the high density residential district.

5. Section 510.6(i) is hereby amended to read as follows:

Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his disability, provided, that such homebound employment does not change the character of either the neighborhood or the structure.

6. Section 512.1 is hereby amended to read as follows:

Yard screening shall be provided along the boundaries of any manufacturing or commercial use or off-street parking lot which abuts a residential use and on any Special Use where such screening is required. Such screening shall consist of a visual screen or obstruction of suitable shrubs, hedges, fences, or walls at least six feet high. See Article VI for Parking Lot Screening.

Fences, wall, shrubs, or hedges may be located in any yard or court and shall be maintained in good condition. Trees and other plant material designated to enhance the livability and attractiveness of any lot may also be located in any yard or court.

7. Section 408.5(c) is hereby amended to read as follows:

The fulfillment of a. and b. above shall be a condition necessary to the issuance of the building permit referred to in Section 408.4 of this section. Therefore, the lowest floor elevation must be indicated by the developer prior to a permit being issued. For nonresidential structures either the lowest floor or floodproofing elevation must be indicated.

8. Section 408.8(b) is deleted.

9. Section 408.13(b) is deleted.

10. Section 408.13(b) is hereby amended to delete all reference to a general floodplain area contained therein.

11. Section 503.2 is hereby amended to read as follows:

Through Lots

Where a single lot under individual ownership extends from one street to another parallel or nearly

parallel street or alley, the rear yard of such through lot which abuts a street shall be not less than the required front yard for that district.

12. Section 508.7(j) is hereby amended to read as follows:

In all districts, on any through lot, no accessory structure or use shall be established or maintained unless the requirements of Section 503.2 are satisfied.

13. Section 402.8(a) is hereby amended to read as follows:

"a. Single Family Detached Dwelling". Subsection 402.8(a) one through nine are unchanged.

14. This Ordinance shall be effective immediately upon enactment.

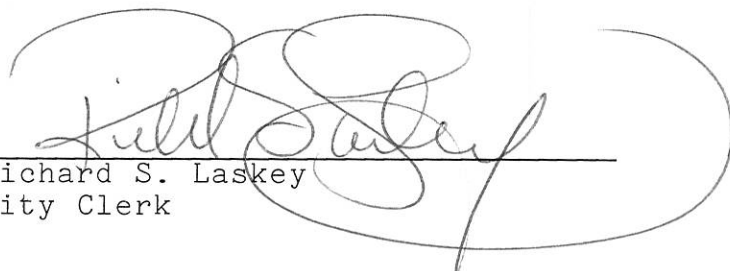
15. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Witness my hand and seal this 23RD day of DECEMBER, 1985.



Jeffrey A. Ravetti, Mayor
City of Jeannette

ATTEST:



Richard S. Laskey
City Clerk