

**CITY OF JEANNETTE
WESTMORELAND COUNTY, PENNSYLVANIA**

BILL NO. 17-07

ORDINANCE NO. 17- 10

AN ORDINANCE OF THE CITY OF JEANNETTE, WESTMORELAND COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 2017-07, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JEANNETTE; SPECIFICALLY THE TABLE OF CONTENTS BY DELETING THE EXISTING SECTION 2.14 PERMITTED LAND USES AND REPLACING SECTION 2.14 WITH NEIGHBORHOOD COMMERCIAL AND BY ADDING SECTION 2.15 PERMITTED LAND USES; AMENDING ARTICLE 2: ZONING DISTRICTS BY DELETING THE EXISTING SECTION 2.14 PERMITTED LAND USES AND REPLACING SECTION 2.14 WITH THE ZONING DISTRICT OF NEIGHBORHOOD COMMERCIAL; AMENDING ARTICLE 2: ZONING DISTRICT BY ADDING SECTION 2.15 PERMITTED LAND USES; AND ALSO AMENDING ARTICLE 11 AMENDMENTS AND APPEALS.

WHEREAS, the City of Jeannette adopted Comprehensive Zoning Ordinance Revisions on the day of October 11, 2017, pursuant to Ordinance No. 2017-07, which included comprehensive changes to the zoning classifications of various parcels of land situate in the City of Jeannette; and

WHEREAS, the City of Jeannette has determined that various Sections of the aforesaid Ordinance should be amended so as to clarify provisions in said Ordinance; and, also, to provide for adequate enforcement and planning requirements as set forth in said Ordinance; and

WHEREAS, since the adoption of said Ordinance, and after consideration by the Zoning Officer of the City of Jeannette, it has been determined that it is in the best interest of the City of Jeannette to change the zoning classifications of certain properties hereinafter set forth; and

WHEREAS, after due public notice and a public hearing as required by the Pennsylvania Municipalities Planning Code, the City of Jeannette find it appropriate amend such sections of the Ordinances as stated below.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted by the City of Jeannette as follows:

1. TABLE OF CONTENTS

The Table of Contents is hereby amended to delete Section 2.14 Permitted Land Uses and to replace Section 2.14 Neighborhood Commercial. Said Table of Contents is further amended to add Section 2.15 Permitted Land Uses.

2. ARTICLE 2: Zoning Districts

ARTICLE 2 shall be amended to delete Section 2.14 in its entirety and shall be replaced as follows:

2.14 Neighborhood Commercial District (NC)

2.14.1 Purpose

Commercial development that is well-defined within a neighborhood, providing retail, services, and other amenities primarily to surrounding residents. Neighborhood Commercial districts must be compatible with adjacent residential areas and contribute to neighborhood character, viability, and attractiveness. Institutional and cultural uses, including schools, churches, and community centers, as well as multi-family residential uses may also be permitted.

2.14.2 Permitted Land Uses

See [Section 2.15: Permitted Land Uses](#).

2.14.3 Special Exception Uses

See [Section 2.15: Permitted Land Uses](#).

2.14.4 Conditional Uses

See [Section 2.15: Permitted Land Uses](#).

2.14.5 Lot Provisions

Table NC-1: Residential Structures

		Duplex	Townhouse	Multi-Family
Lot	Min. Width	40 ft	16 ft.	80 ft
	Min. Area/Max. Density	4,000 sq ft	16 d.u./acre	100 d.u./acre
Min. Setbacks	Front Yard	10 ft	10 ft	10 ft
	Side Yard	5 ft	10 ft	10 ft
	Rear Yard	20 ft	25 ft	10 ft
Development	Max. Coverage	50%	60%	70%
	Max. Height	35 ft or 3 stories	35 ft or 3 stories	45 ft or 4 stories

Table NC-2: Mixed and Non-Residential Structures

		All Uses
Lot	Min. Width	40 ft
	Min. Area/Max. Density	None
Min. Setbacks	Front Yard	None
	Side Yard	None
	Rear Yard	20 ft
Development	Max. Coverage	100%
	Max. Height	45 ft or 4 stories

2.14.6 Setbacks

- A. Setbacks are as shown in **Table NC-1: Residential Structures** and **Table NC-2: Mixed and Non-Residential Structures**.
- B. Fences, walls, terraces, steps or other similar features may encroach into a required setback. Such appurtenances shall not be located within access, drainage or utility easements or City rights-of-way.
- C. HVAC mechanical units may be located no closer than 5 feet to a side lot line.
- D. Off-street parking for all residential uses shall be permitted only on approved driveways and/or designated parking spaces.
- E. All construction shall substantially conform in street orientation to adjacent structures.

2.14.7 Accessory Structures and Uses

Customary and incidental accessory structures and uses shall be regulated as follows:

- A. Accessory structures shall be subordinate in size to the principal structure on the lot.
- B. Accessory structures shall not be placed within the front setback or front yard. Such structures shall be placed to the rear of the front-most wall of the principal structure.
- C. The maximum height of an accessory structure shall not exceed 18 feet, except as provided in Article 3: General Development and Performance Standards. In the case of accessory structures that serve as outdoor storage sheds associated with a principal residential structure, the height limit shall be measured from grade for each level of the structure.
- D. No accessory structures shall be permitted within a public right-of-way.
- E. Accessory structures shall not be located closer than 5 feet to the rear and side property lines nor closer than 5 feet to the principal structure, unless otherwise indicated in this Ordinance.
- F. On corner lots, accessory structures shall not be located between any portion of the principal structure and either street.
- G. Pools are subject to the accessory use provisions herein and subject to the requirements of the Uniform Construction Code.

2.14.8 Parking, Loading and Internal Roadways

See [Article 7: Parking, Loading, and Internal Roadways](#).

2.14.9 Landscaping and Screening

See [Article 6: Landscaping and Screening](#).

2.14.10 Signs

See [Article 8: Signs](#).

2.14.11 Grading and Drainage

See [Article 9: Stormwater Management, Drainage, and Grading](#).

3. ARTICLE 2: Zoning Districts

ARTICLE 2 shall be further amended by adding Section 2.15 Permitted Land Uses as follows:

2.15 Permitted Land Uses

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
AGRICULTURE											
Community Garden	P	P	P	A	P			SE	A	A	

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
Indoor Crop Production										P	P
CIVIC											
Cemetery	P	P	P								
Communication Antenna			A	A	A	A	A	A	A	A	A
Communication Tower										C	C
Communications Equipment Building										C	C
Detention Facility										C	P
Educational Facilities, College/University				C		C	C	C	C	C	
Educational Facilities, Primary/Secondary	C	C	C	C	C	C			C		
Educational Facilities, Vocational						C		C	C	C	C
Essential Services	P	P	P	P	P	P	P	P	P	P	P
Government Offices				P	P	P		P	C		
Hospital Services				C		C	C	C	C	C	
Library		P	P		P			P	P		
Maintenance and Service Facilities										C	P
Museum				P				P	P		
Place of Worship	P	P	P	C	P	P		C	P		
Postal Facilities			P			P		P	C	P	P
Public Safety Facility			C	C	C	P		P	C	P	P
Railroad Facilities											C
Recreation, Indoor (Public)				P		C		C	P	SE	
Recreation, Open Space	P	P	P	P	P	P	P	P	P	P	P
Recreation, Outdoor (Public)	P	P	P	P	P	C			SE		
Transitional Housing		P	P								
Transportation Terminal						C	C	C		C	P
Utilities, Major										C	P

TN = Traditional Neighborhood; MR = Mixed Residential; CT = Commercial Transition; NC = Neighborhood Commercial; CC = Commercial Corridor; UC = Urban Center; RC = Regional Commercial; D = Downtown; IC = Institutional Campus; II = Industrial Innovation; HI = Heavy Industrial

COMMERCIAL											
Adult Business											P
Alcohol Sales				P	C	C	P	C			
Alternative Financial Services				P		P					
Art Gallery			P	P	P	P		P	P		
Assisted Living Facility				P		C		C	P		

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
Automotive, Rentals						P					
Automotive, Repair					SE	P					P
Automotive, Sales			SE			P	P				
Automotive, Washing					SE	P	P				P
Bail Bond Services					SE	P					
Bar/Lounge			SE	P	P	C	P	P			
Bed & Breakfast	SE	SE	SE	SE				SE			
Blood Plasma Center						P				P	
Building Maintenance Services						P				P	P
Clinic, Medical or Dental			P	P	P	P	P	P	P		
Clinic, Veterinary			P	P	P	P	P	P			
Club or Lodge			P	P	P	P		P			
Communications Services						P		P		P	
Consumer Repair Services			P	P	P	P	P	P		P	
Convenience Storage			SE			P		SE		P	P
Day Care Services, General			P	P	P	P	P	P	P	P	
Day Care Services, Limited		A	P	P	P				P	P	
Drive-Through Facility			A	A		A	A	SE			
Employee Recreation, Lunch, Healthcare				A		A			A	A	A
Entertainment, Indoor				P		P	P	P			
Entertainment, Outdoor				P				SE			
Equipment Repair										SE	P
Equipment Sales										SE	P
Family Day Care Home	P	P	P								
Food Preparation, General					C	C				P	P
Food Preparation, Limited				P	P	P		SE		P	P
Food Sales			P	P	P	P	P	P			
Food Truck			A	A	A	A		A	A	A	A

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COMMERCIAL											
Forestry ²	P	P	P	P	P	P	P	P	P	P	P
Funeral Services			P		P	P					
Home-Based Business, No-Impact	A	A	A	A	A	A	A	A			
Home Occupation		A	A	A	A	A	A	A			
Hotel				P		P	P	P			
Kennels						SE					SE

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
Laundry Services			P		P	P	P				
Live/Work Unit ³			P	P				SE		P	SE
Mixed-Use Structure			P	P	P		P	P			
Motel						P	P				
Nursing Facility, Skilled			SE	SE					SE		
Pawn Shop						P					
Personal Services			P	P	P	P	P	SE	SE		
Pet Services			P	P	P	P		P			
Plant Nursery						P				P	
Printing and Publishing				P		P		P		P	P
Professional Offices			P	P	P	P	P	P	P	P	P
Recreation, Indoor (Private)				P			P	P	SE	SE	
Recreation, Outdoor (Private)				SE			SE		SE		
Residential Treatment						C					
Restaurant, General				P	P	P	P	P			
Restaurant, Limited			P	P	P	P	P	P			
Retail Sales, Convenience			P	P	P	P	P	P			
Retail Sales, General				P		P	P	P			
Salvage Yard											P
Service Station						P	P				P
Sidewalk Dining				A	A		A	A			
Solar Energy Production	A	A	A	A	A	A	A	A	A	P	P
Substance Abuse Treatment Facility						P				P	P
Wind Energy Production	A	A	A	A	A	A	A	A	A	A	A

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INDUSTRIAL											
Industrial Park										P	P
Manufacturing, Custom				A	A			A		P	
Manufacturing, Heavy											P
Manufacturing, Light				C						P	P
Mineral Extraction											P
Oil and Gas Extraction											C
Warehousing and Distribution, General				P							P

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
Warehousing and Distribution, Limited				P		P				P	P
RESIDENTIAL											
Dwelling, Accessory	A	A	A								
Dwelling, Duplex	SE	P	P		P				A ⁴		
Dwelling, Multi-Family		P	P	P	P	P	P ⁵	P	A ⁴		
Dwelling, Single-Family	P	P	P								
Dwelling, Townhouse		P	P		P				A ⁴		
Garage, Private	A	A	A	A	A			A	A ⁴		
Group Home	P	P	P		P						
Halfway House		P	P								
Outdoor Storage Shed, Private	A	A	A		A						
Outdoor Storage Shed, Temporary	A	A	A	A	A	A	A	A	A	A	A
Swimming Pool, Private	A	A			A						

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1. Conditional and Special Exception uses are subject to the regulations in [Article 4: Supplemental Regulations](#).
2. The Pennsylvania Municipalities Planning Code requires Forestry to be a permitted use in every district.
3. A “Live/Work Unit” combines residential and commercial and/or certain industrial uses. The commercial and/or industrial component of Live/Work Units is restricted to those uses expressly permitted in the district that the Live/Work Unit is located. Furthermore, only the following industrial uses are permitted in Live/Work Units: Custom Manufacturing and Light Manufacturing. All businesses must be properly licensed according to local, state, and federal law.
4. These uses are permitted in the Institutional Campus district but only as an accessory to a permitted, conditional, or special exception use in this district. These uses are *not* regulated in the same manner as “Dwelling, Accessory.”
5. Multifamily dwellings are permitted as part of a mixed-use structure ONLY.

4. ARTICLE 11 Amendments and Appeals

ARTICLE 11 shall be amended by deleting section 11.2(A.) in its entirety and shall be replaced as follows:

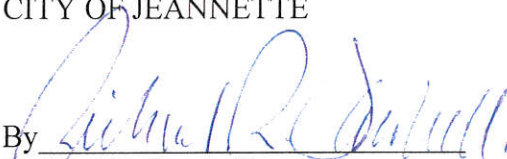
11.2 Public Hearing Prior to Amendment

A. All zoning amendments shall first be submitted to the Planning Commission for review and comment at a duly advertised public meeting.

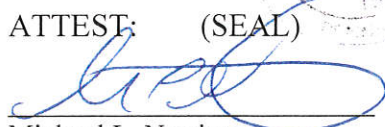
5. It is herein declared that the provisions of this Ordinance are severable, and if any provisions, portions, or sections of this Ordinance are declared to be illegal, invalid, or unconstitutional, the decision or decisions of any Court, which makes such declarations, shall not impair or affect any of the remaining portions of this Ordinance.

This Ordinance is duly **ORDAINED AND ENACTED** by a majority of the members of the Council of the City of Jeannette at a duly advertised public meeting held on the 26th day of December 2017.

CITY OF JEANNETTE

By 
Richard R. Jacobelli
Mayor and President of Council

ATTEST: (SEAL)


Michael L. Nestico
City Manager

