

CITY OF JEANNETTE
WESTMORELAND COUNTY, PENNSYLVANIA

BILL NO. 18-09

ORDINANCE NO. 18-08

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, AS AMENDED BY ORDINANCE NO. 2017-10; SPECIFICALLY SECTION 2.15, PERMITTED LAND USES, BY MAKING “MANUFACTURING, HEAVY” A CONDITIONAL USE IN ANY URBAN CENTER (UC) DISTRICT, AND SECTION 4.4.26, MANUFACTURING, HEAVY, BY INSERTING CONDITIONAL USE REGULATIONS FOR MANUFACTURING, HEAVY; REPEALING ALL INCONSISTENT ORDINANCES; AND MAKING THE ORDINANCE IMMEDIATELY EFFECTIVE.

WHEREAS, the City Council of the City of Jeannette adopted Comprehensive Zoning Ordinance Revisions on October 11, 2017, pursuant to Ordinance 2017-07, which included comprehensive changes to the zoning classifications of various parcels of land situate in the City of Jeannette; and

WHEREAS, since the adoption of Ordinance 2017-10, and after consideration by the City Council, the Planning Commission, and 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 permitted uses of the Urban Center District as hereinafter set forth; and

WHEREAS, after due public notice and a public hearing as required by the Pennsylvania Municipalities Planning Code, the City Council of the City of Jeannette finds it appropriate to amend the Zoning Ordinance, as previously amended, as hereinafter set forth.

Section 1. Article 2: Zoning Districts. Article 2 shall be amended to delete Section 2.15 in its entirety and shall be replaced, so as to make “Manufacturing, Heavy” a conditional use in any Urban Center District, 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	
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

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
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		
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
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	C				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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P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
INDUSTRIAL											
Industrial Park										P	P
Manufacturing, Custom				A	A			A		P	
Manufacturing, Heavy				C							P
Manufacturing, Light				C						P	P
Mineral Extraction											P
Oil and Gas Extraction											C
Warehousing and Distribution, General				P							P
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.

Section 2. Article 4: Supplemental Regulations. Article 4 shall be amended to add a new, subsection 4.4.26 Manufacturing, Heavy, and to renumber the current subsection 4.4.26 and the following subsections accordingly, to insert the following:

4.4.26 Manufacturing, Heavy

Use Category	Districts
Conditional	UC

- A. All production, manufacturing, fabrication, assembly, processing, packaging, and testing activities must be in a fully enclosed facility.
- B. All buildings, parking lots, tanks, and accessory uses abutting any residential property or use must provide one of the following screening methods along each side, rear, or front of the transitional yard or street that abuts such residential property or use or along any abutting street on which a residential property or use is located.
 - a. A landscape buffer 30 feet wide planted with 10 large shade trees and 5 perennial shrubs per 50 lineal feet of the transitional yard.
 - b. A decorative masonry wall or similar solid wall with a minimum height of 6 feet.
 - c. A privacy fence constructed of vinyl or other similar non- destructive decorative materials with a minimum height of 6 feet.
- C. No exterior storage of product or material shall be permitted unless it is in a fully-screened area with a gate and complies with one of the following methods.
 - a. A decorative masonry or similar solid wall with a height to shield the sight of the product or material from view from the street level of adjoining property.
 - b. A privacy fence with a height to shield the sight of the product or material from view from the street level of adjoining property.
- D. All lighting shall be shielded and directed away from streets and adjoining properties.
- E. Ingress, egress and internal traffic circulation shall be designed to ensure safety and minimize congestion. No parking, stacking, staging of delivery and supply trucks shall be allowed on public streets.
- F. Refuse storage and dumpsters areas shall be provided and screened to enclose all refuse and containers, and shall be setback at least 10 feet from any property line.

- G. All towers, stacks, and antennas, shall be located so the height shall not be greater than the minimum distance between the base and the edge of the parcel of land on which it is located.
- H. Applicant shall provide a written description explaining the measures, including security, which will be implemented to ensure that adjacent properties will be adequately protected from any negative impacts including, but not limited to, litter, loitering, noise, glare, and other visual impacts.
- I. The transportation supply system must be capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors shall include street designations, access to arterials, truck impacts, connectivity, on-street parking impacts, access restrictions, neighborhood impacts, transit circulation and safety.
- J. Applicant shall provide copies of all licenses or permits required by local, state, and federal agencies.

Section 3. Severability. 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 decisions of any Court, which makes declarations, shall not impair or affect any of the remaining portions of this Ordinance.

Section 4. Repealer. Any ordinance or part of any ordinance that conflicts with the provisions of this ordinance is hereby repealed to the extent of any such conflict on the effective date of this ordinance.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after its enactment.

This Ordinance is duly ORDAINED AND ENACTED by a majority of the members of the City Council of the City of Jeannette at a duly advertised public meeting held on the 10th day of May, 2018.

CITY OF JEANNETTE

By: Curtis J. Antoniak
Curtis J. Antoniak
Mayor and President of Council

ATTEST: (SEAL)

Michelle A. Langdon
Michelle A. Langdon
City Clerk