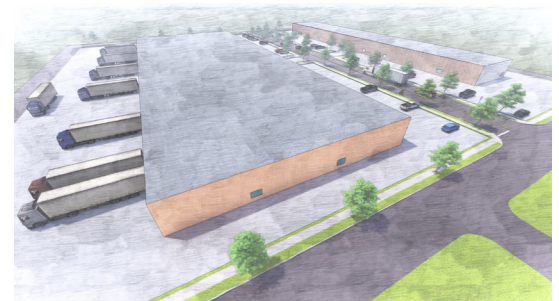
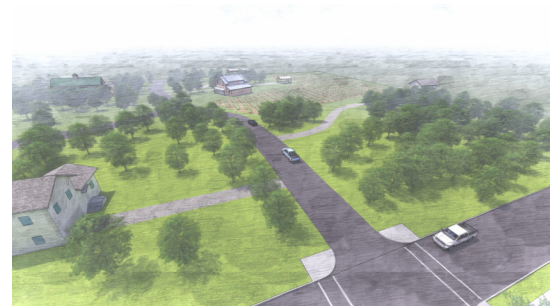


YOUNGWOOD BOROUGH ZONING ORDINANCE

ADOPTED SEPTEMBER 9, 2020



**BOROUGH OF YOUNGWOOD
WESTMORELAND COUNTY, PENNSYLVANIA
ORDINANCE NO. 529**

**AN ORDINANCE OF THE BOROUGH OF YOUNGWOOD,
WESTMORELAND COUNTY, PENNSYLVANIA, ADOPTING THE
OFFICIAL YOUNGWOOD BOROUGH COMPREHENSIVE ZONING
ORDINANCE AS ATTACHED HERETO AS GROUP EXHIBIT A AND
THE ATTACHED YOUNGWOOD BOROUGH ZONING MAP MARKED
AND ATTACHED AS EXHIBIT B.**

WHEREAS, the Council of the Borough of Youngwood has determined that it is in the best interest and general welfare of the citizens of the Borough to adopt zoning ordinance to better suit the character of the Borough's neighborhoods, and to encourage the continued economic development and revitalization of certain areas within the Borough;

WHEREAS, a special committee was appointed by Youngwood Borough Council to the Zoning committee which worked in conjunction with Westmoreland County Department of Planning to undertake the creation of the entire Zoning Code and Zoning Map of the Borough of Youngwood, and consistent with that responsibility, held public a meeting on December 18, 2019 to consider current land use, the viability the future zoning needs of the Borough of Youngwood, and after performing investigations and educating the public on cutting edge concepts has deemed it appropriate, submitted to Council of the Borough of Youngwood, a proposed comprehensive Zoning Code of the entire geographical limits of the Borough, and recommending the adoption of the new Zoning Code and Zoning Map for the Borough of Youngwood;

WHEREAS, the Westmoreland County planning commission held advertised public meetings to take comment on the ordinance and has recommended the zoning ordinance and map for adoption;

WHEREAS, Council has determined that the adoption of the Zoning ordinance is consistent with the Youngwood Comprehensive Plan dated July 3, 2017 and the economic development objectives as established in resolution number 05-2017, and would provide a variety of housing types and densities, provide for alternative uses for commercial areas, and preserve quality historic structures by promoting compatible use alternatives;

WHEREAS, Council has met the procedural requirements of 53 P.S. §10601-10621, *et seq.* of the Pennsylvania Municipalities Planning Code for the adoption of the proposed Ordinance, including holding a public hearing on August 31, 2020;

WHEREAS, the Borough Code authorizes the Council of the Borough of Youngwood to make and adopt Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

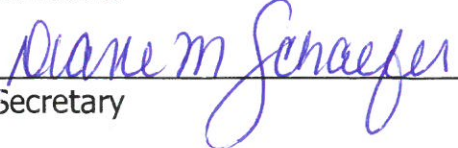
WHEREAS, pursuant to Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as reenacted and amended, the Council of the Borough of Youngwood is authorized to adopt the Zoning ordinance for the entire Borough.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Borough of Youngwood, and it is hereby ordained and enacted by the authority of the same, to wit:

- 1. ADOPTION OF BOROUGH ZONING ORDINANCE.** The Council of the Borough of Youngwood hereby adopts the comprehensive zoning code hereafter known as the Zoning Code and/or Zoning Ordinance "A" attached hereto and incorporated herein.
- 2. ADOPTION OF BOROUGH ZONING MAP.** The Official Zoning Map of the Borough of Youngwood is hereby amended to reflect the zoning set forth on Exhibit "A". The Zoning Map is attached hereto and incorporated herein as Exhibit "B".
- 3. REPEALER.** All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.
- 4. SEVERABILITY.** If any section, sentence, clause, phrase or word of this Ordinance is declared illegal, invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.
- 5. EFFECTIVE DATE.** This Ordinance shall become effective immediately.
- 6. FAILURE TO ENFORCE NOT A WAIVER.** The failure of the Borough of Youngwood to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement of the same.

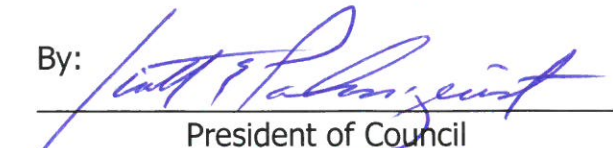
ENACTED AND ORDAINED this 9th day of September 2020 by the Council of the Borough of Youngwood.

ATTEST:


Secretary

BOROUGH OF YOUNGWOOD

By:


President of Council

APPROVED this 9th day of September 2020.

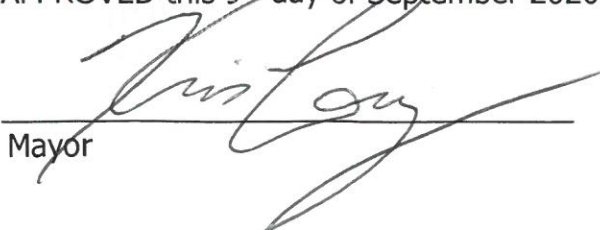

Mayor

Table of Contents

Article I	Title, Authority, and Purposes	3
Article II	Applicability and Use of this Chapter by an Applicant	4
Article III	General Standards	6
Article IV	Official Zoning Map of Youngwood Borough	9
Article V	Town Center Zone - TC	11
Article VI	Neighborhood Zone - NB	20
Article VII	Suburban Zone - SU	28
Article VIII	Rural Zone - RU	35
Article IX	Natural Zone - NT	42
Article X	Special District Zone - SD	46
Article XI	Administration	52
Article XII	Violations and Penalties	56
Article XIII	Amendments	58
Article XIV	Definitions	61

Article I Title, Authority, and Purposes

Section §125 - 101 Title

- A. This ordinance is known as the “Zoning Ordinance of Youngwood Borough,” and the zoning map is known as the “Official Zoning Map of Youngwood Borough.”

Section §125 - 102 Authority

- A. This article is authorized under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Act 247, The Municipalities Planning Code, July 31, 1968, as amended - hereinafter, MPC.

Section §125 - 103 General Purposes

- A. The Borough intends to create a safe, convenient, and attractive community.
- B. The Borough intends to maintain and enhance the community’s existing assets including access to major highways; parks, recreation, and green space amenities; existing town center; and stable residential areas.
- C. The Borough intends to balance multiple modes of transportation, recognizing the unique characteristics of Youngwood as having a major thoroughfare and being a traditional urban community.
- D. The Borough intends to improve the climate for investment, enticing new businesses, and improving the appeal of Depot Street.
- E. The Borough intends to direct, with existing and practical means, future redevelopment and infill opportunities toward the center of town.
- F. The Borough intends to address blighted structures and property maintenance to maintain and enhance the basic qualities of residential and commercial areas.
- G. The Borough intends to celebrate the community’s unique place, amenities, and history.
- H. The Borough intends to ensure high-quality public spaces through the use of best practice land use and development guidelines and standards.
- I. The Borough intends to protect the health, safety, and welfare of residents.

Article II Applicability and Use of this Chapter by an Applicant

Section §125 - 201 Applicability

- A. The following activities shall conform to the standards of this Chapter:
1. Subdivision
 2. Land Development
 3. Permits for the construction of a new principal or accessory structure
 4. Permits for additions and exterior alterations of principal buildings and accessory structures
 5. Permits for a change of use
 6. Permits for the construction, removal, or expansion of off-street parking and driveways
 7. Permits for the demolition of principal structures
 8. All uses, lots, and structures lawfully nonconforming with the standards of this Chapter may continue to be lawfully used, maintained, and altered according to the applicable standards of this Chapter (See Section 306).
- B. This Chapter shall not apply to the routine maintenance of the exterior of existing structures such as repainting, repair, roof replacement, restoration, or the replacement of doors and windows.

Section §125 - 202 Use of this Chapter by an Applicant

- A. This section is provided as a user guide for Applicants that outlines the general steps necessary for the issuance of a zoning permit. In no way does this section abrogate or remove any responsibility of due diligence on the part of the Applicant.
- B. The recommended use of this Chapter by an Applicant follows these typical steps:
1. Locate the lot within a zoning district using the Official Zoning Map of Youngwood Borough.
 2. Identify the permitted uses by right, by secondary use, and/or by special exception within the zoning district.
 3. Identify the permitted building types within the zoning district.
 4. Identify the allowable building form standards.
 5. Identify the allowable lot dimensions and building placement.
 6. Identify the applicable parking arrangement and placement standards.
 7. Identify the applicable general standards for all districts.
 8. Complete and submit the applicable zoning permit application.

9. Zoning Officer will review the application and make a determination as to the application's conformance to this Chapter.
 - a) If the complete application meets the standards, the Zoning Officer will issue a zoning permit.
 - b) If the complete application does not meet the standards, the Zoning Officer will deny a zoning permit.
 - c) The Applicant, if they so choose, may make an appeal of the Zoning Officer's determination to the Zoning Hearing Board (See Section 1104) or seek relief of hardship by the issuance of a variance by the Zoning Hearing Board (See Section 1106) or seek an amendment by the Borough Council (See Section 1302) or seek a landowner curative amendment (See Section 1303).

Article III General Standards

Section §125 - 301 Trash, Recycling, and Outdoor Storage Areas

A. Trash and Recycling Areas - Location

1. All trash and recycling areas shall be located within the areas designated as parking areas in a given zoning district.
2. In zoning districts where there are no areas designated as parking areas, all trash and recycling receptacles, bins, and dumpsters shall be a minimum of thirty (30) feet from primary and side streets.

B. All trash and recycling receptacles, bins, and dumpsters shall be screened from view at all streets for any building exceeding four (4) dwelling units per parcel, mixed use, commercial, civic/institutional, or industrial use or building by:

1. A fence or wall that is four (4) feet tall and of sufficient width to screen the entirety of trash and recycling areas, or
2. A continuous planting of evergreen shrubs and/or grasses to form an opaque, year-round visual screen that is four (4) feet tall and of sufficient bulk to effectively screen the entirety of trash and recycling areas.
3. Exceptions to the above standards include:
 - a) Receptacles and bins that are placed curbside for pickup within 24 hours of scheduled pickup.
 - b) Trash and recycling receptacles, bins, and dumpsters that are used in the regular course of building rehabilitation or construction. Such exceptions must occur coincident to work that has been permitted under the building code.

C. Outdoor storage of materials and supplies of an incidental or occasional nature are permitted.

D. Outdoor storage of materials and supplies of an ongoing and regular nature is permitted under the following conditions:

1. Storage areas are within the parking area as designated within each zoning district
2. Storage areas are screened by a fence or wall that is four (4) feet tall and of sufficient width to screen the entirety of storage areas or by a continuous planting of evergreen shrubs and/or grasses to form an opaque, year-round visual screen that is four (4) feet tall and of sufficient bulk to effectively screen the entirety of storage areas.

Section §125 - 302 Fences and Walls

- A. A zoning permit must be obtained from the zoning officer to install a fence or wall. A permit application must include a plan showing the specific location, material, type, and height of the proposed fence or wall.
- B. Fences or walls taller than three (3) feet shall not be erected between a build-to line or front setback line and the front lot line.
- C. Fences and walls taller than three (3) feet may be erected at the build-to line or front setback line.
- D. Fences and walls intended to be erected on lot lines shall be accompanied by an easement agreement executed by both property owners, which provides for maintenance, and recorded in the Westmoreland County Office of the Recorder of Deeds. Said easement agreement shall accompany the fence permit.
- E. No fence or wall shall be constructed or maintained where traffic visibility or pedestrian circulation will be impeded.
- F. No fence or wall may be constructed in a right-of-way.
- G. Every fence or wall that creates a wholly enclosed area and adjoins a sidewalk or street shall include a gate or other opening to provide access to the street. Gates shall open inward and not obstruct the sidewalk.
- H. All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface, so the appearance is the same inside and out. No barbed wire, razor wire, electrified, concertina or similar security fences are permitted except in the Rural and Special District zoning districts.
- I. Any proposal for fence(s) or wall(s) that does not meet the standards of this Section may be approved by variance, which may involve consideration of, but not limited to, unusual conditions of topography or existing built structures, noise, light, building placement, or special needs of the occupants.

Section §125 - 303 Accessory Buildings

- A. Accessory buildings shall be used for purposes incidental and subordinate to the uses present in principal building(s) on a lot.
- B. Accessory buildings shall be placed within the buildable area as designated within each zoning district.

Section §125 - 304 Nonconforming Uses, Lots, and Structures

- A. All uses, lots, and structures lawfully nonconforming with the standards of this Chapter may continue to be lawfully used, maintained, and altered according to the applicable standards of this Chapter.
- B. Alterations of legal nonconforming structures shall not aggravate or exacerbate existing nonconformance.
- C. Record of legal nonconforming uses, lots, and structures
 - 1. The zoning officer shall keep a record of legal nonconforming uses, lots, and structures as they become known to the zoning officer.
 - 2. Residents shall have a right to request legal nonconforming uses, lots, and structures to be placed on the record by way of an application form which allows the owner, through demonstrable means, to establish its nonconformance at a point in time prior to the enactment or amendment of this Chapter.
- D. When a use is abandoned, according to its definition in this Chapter, any subsequent use shall be in conformance with this Chapter.
- E. A nonconforming structure that is destroyed by accidental cause may be rebuilt and used for the same nonconforming use, provided that the following condition is met:
 - 1. The reconstruction of the structure is commenced within one (1) year from the date the structure was destroyed, unless the Zoning Hearing Board shall authorize as a special exception an extension of this time limit, and shall be carried through to completion without undue delay.

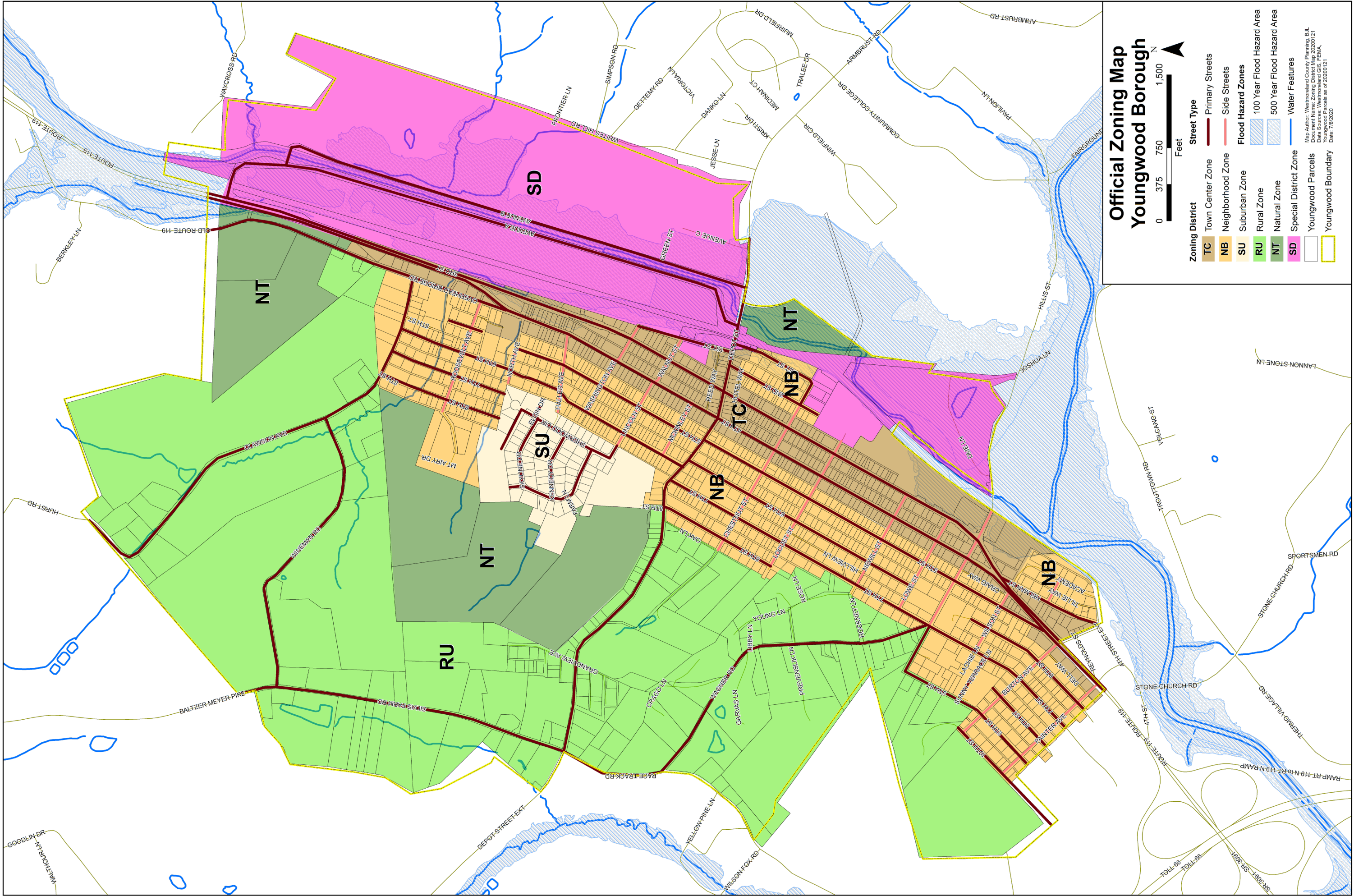
Article IV Official Zoning Map of Youngwood Borough

Section §125 - 401 Interpretation of Boundaries

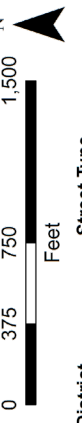
- A. Zoning district boundaries shall be construed, to the extent possible, to end at road centerlines, lot boundaries, and/or municipal boundaries, where applicable.

Section §125 - 402 Zoning Map

See the Official Zoning Map of Youngwood Borough on Next Page



Official Zoning Map Youngwood Borough



Zoning District	Street Type
TC	Town Center Zone
NB	Neighborhood Zone
SU	Suburban Zone
RU	Rural Zone
NT	Natural Zone
SD	Special District Zone
	Youngwood Parcels
	Youngwood Boundary

Flood Hazard Zones
100 Year Flood Hazard Area
500 Year Flood Hazard Area
Water Features

Street Type
Primary Streets
Side Streets

Map Author: Westmoreland County Planning, B.L.
 Document Name: Zoning District Map 2020/12/1
 Data Sources: Westmoreland GIS, FEMA,
 Youngwood Parcels as of 2020/12/1
 Date: 7/6/2020

Article V Town Center Zone - TC

Section §125 - 501 Purpose Statement

- A. Town Center Zone consists of a higher density, mixed use pattern of development. It has a narrower range of building types and more shallow setbacks than the Neighborhood Zone. The Town Center Zone is a higher intensity development pattern, at an increment higher than the Neighborhood Zone. Building heights increase to a two story minimum and maximum of five stories. Lot coverages increase to roughly 80%. Lots remain similarly sized as the Neighborhood Zone, but are more likely to be aggregated to compose commercial blocks of continuous retail and office uses with residential on the upper floors.
- B. Owing to the increase in height, predominant land uses consist of a roughly even mix of residential and non-residential uses. Retail and office uses become more pronounced, especially at ground and second floors.
- C. Residential buildings consist of fourplex houses, townhouses, courtyard apartments, stacked units low rise, and stacked units medium rise.
- D. Non-residential buildings include storefronts, commercial block low rise, and commercial block medium rise.
- E. Allowable civic spaces include parks, plazas and squares. Allowable civic and institutional buildings include government offices, libraries, museums, churches, hospitals, and schools.
- F. People are able to get around by car, but walking, biking and transit are more attractive choices, as the public realm prioritizes those modes.
- G. On-street parking is available and is more likely to be used than in the Neighborhood Zone, especially for office and retail customers. Off-street parking is accessible via rear alleys.

Section §125 - 502 Conceptual Vision

A.



Figure 5A: Conceptual Vision A



Figure 5B: Conceptual Vision B



Figure 5C: Conceptual Vision C

Section §125 - 503 Allowable Land Uses

A.

Key	
P Permitted by Right <small>Such uses are required to comply with all applicable regulations in the zoning ordinance.</small>	SU Permitted as Secondary Use <small>Such uses are permitted as long as a primary use is also permitted.</small>
	SE Permitted as Special Exception <small>Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.</small>
Uses	
Automobile Services	P
Bed and Breakfast	P
Care Facility - Senior Care/Living	P
Commercial School	P
Community Garden	P
Crematorium	P
Cultural or Civic Institution	P
Daycare Center (Youth/Adult)	P
Daycare Home	SU
Essential Services	SE
Financial Institution	P
Food Services	P
Forestry	P
Funeral Home	P
Government Operations	P
Group Facility	P
Home-Based Business, No-Impact	P
Home Occupation, Low-Impact	P
Industry, Craft	P
Office	P
Outdoor Park and Recreation Facility	P
Place of Assembly/Worship	P
Private Garage	SU
Private Parking Lot	P
Residential	P
Retail, Large-Scale	P
Retail, Small-Scale	P
Social Club/Hall	P
Studio	P
Urban Agriculture	P

Section §125 - 504 Allowable Building Types

A.

Residential Buildings



Fourplex House



Townhouse



Courtyard
Apartment



Stacked Units
Low Rise



Stacked Units
Medium Rise

Not to scale

Mixed Use Buildings



Storefront



Commercial Block
Low Rise



Commercial Block
Medium Rise

Not to scale

Civic/Institutional Buildings



Civic

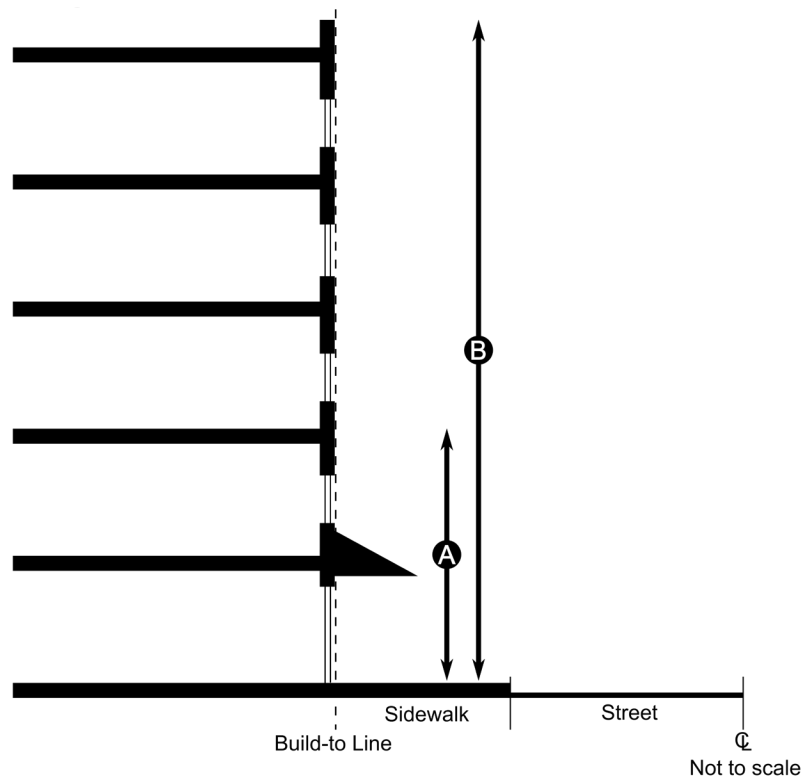


Institutional

Not to scale

Section §125 - 505 Building Form

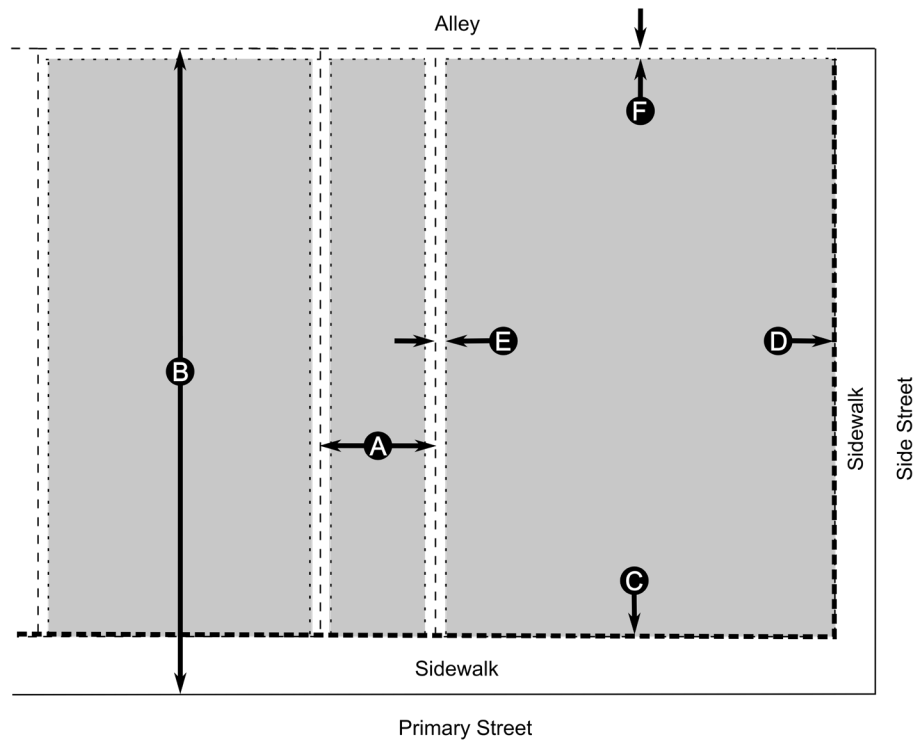
A.



Building Form		
Building Height		
Minimum Building Height	24' or 2 stories	A
Maximum Building Height	60' or 5 stories	B
Miscellaneous		
Awnings may encroach into front setback by 8'		

Section §125 - 506 Lot Dimensions and Building Placement

A.



Not to scale

Key

----- Lot Line Setback Line Buildable Area ----- Build-to Line

Lot Dimensions and Building Placement

Lot Size

Width	35' min.	A
Depth	100' min.	B
Area	3,500 sf min.	

Build-to Line

Primary Street	12'	C
Side Street	8'	D

Building Facade at Build-to Line

Primary Street	80% min.
Side Street	30% min.

Setbacks

Side	3' min.	E
Rear	5' min.	F

Miscellaneous

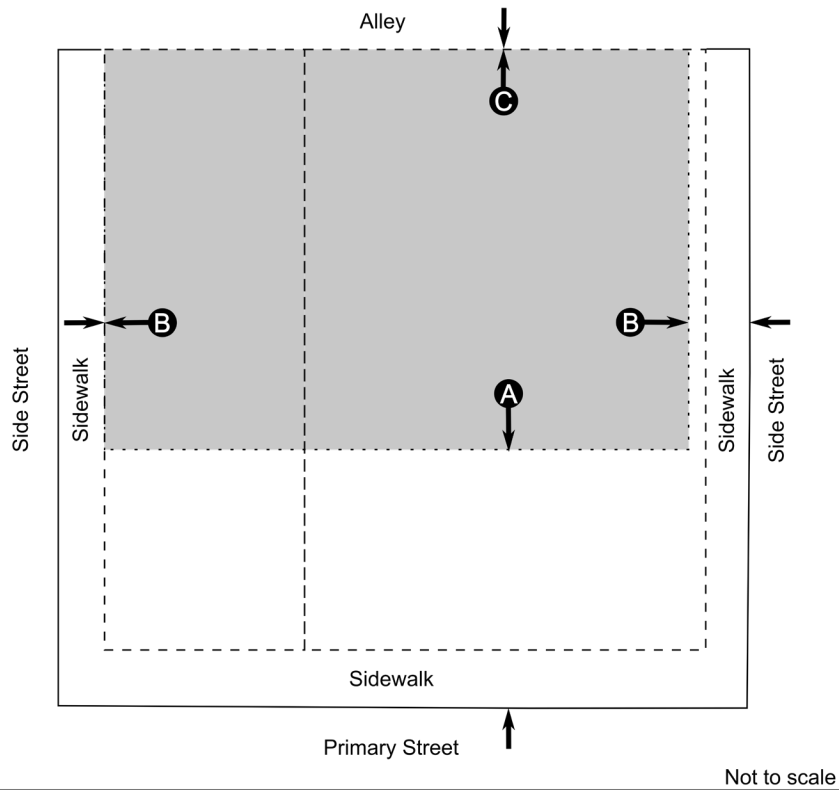
Build-to lines may increase as much as the depth afforded to outdoor dining space

Building facade at build-to line may decrease if outdoor dining space is provided

Minimum side setback of 0' permitted for townhouse, commercial block low rise, commercial block medium rise, and storefront building types

Section §125 - 507 Parking Arrangement and Placement

A.



Key		
----- Lot Line Setback Line	<div></div> Parking Area

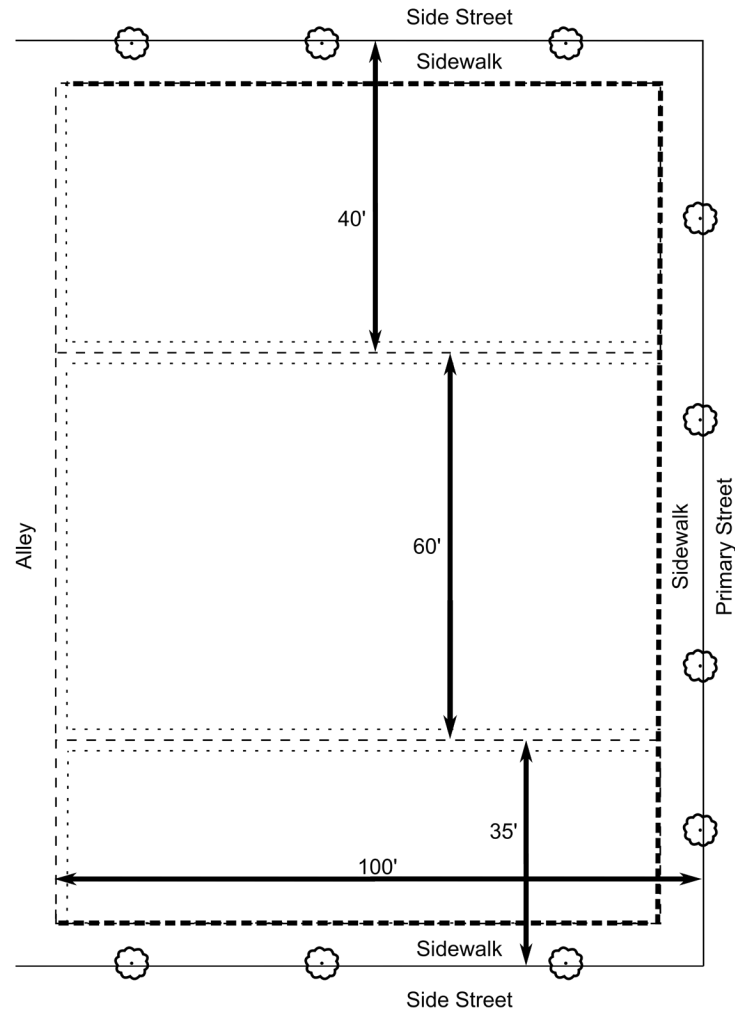
Parking Placement		
Setbacks		
Front	40' min.	A
Side Street	Variable	B
Rear	0' min.	C
Miscellaneous		
Lots with widths 60' to 79' require 5' buffer yard with screening at side streets		
Lots with widths greater than 80' require 10' buffer yard with screening at side streets		
Off-street parking shall only be accessed via rear alleys		

Section §125 - 508 Sidewalks

- A. All new development on lots with frontage on primary streets identified in the Official Zoning Map of Youngwood Borough shall have a sidewalk with a width of twelve (12) feet as measured from the curb face.
- B. All new development on lots with frontage on side streets identified in the Official Zoning Map of Youngwood Borough shall have a sidewalk with a width of eight (8) feet as measured from the curb face.
- C. Tree pits shall count toward the total width.





Section §125 - 509 Street Tree Arrangement and Placement

- A. One street tree, from the approved street tree list in Appendix A, shall be planted and maintained for every thirty (30) feet of street frontage per lot for all new developments and according to the diagram below.



Not to scale

Key

 Street Tree
  Lot Line
  Setback Line
  Build-to Line

Miscellaneous

Street trees shall be offset no less than 48" from curb face and no greater than 54" from curb face

Street trees shall be planted within a tree pit having minimum dimensions of four (4) feet wide and three (3) feet deep, relative to the lot

Article VI Neighborhood Zone - NB

Section §125 - 601 Purpose Statement

- A. Neighborhood Zone consists of a mixed use, but primarily residential urban pattern of development. It has a wider range of building types and more shallow setbacks than the Suburban Zone. The Neighborhood Zone is a higher intensity development pattern, at an increment higher than the Suburban Zone. Lot coverage increases. Lots remain similarly sized as the Suburban Zone, but may be aggregated to compose low rise commercial blocks of continuous retail and office uses with residential on the second floor.
- B. Predominant land uses consist of a roughly even mix of residential and non-residential uses. Retail and office uses become more pronounced. Additionally, places of assembly/worship and civic institutions are permissible.
- C. Residential buildings consist of detached single-unit houses, accessory dwellings, duplex, triplex, and fourplex houses, townhouses, bungalow and linear courts, mansion apartments, and stacked units low rise.
- D. Non-residential buildings include storefronts and commercial block low rise.
- E. Allowable civic spaces include outdoor park and recreation facilities. Allowable civic buildings include schools, libraries, and churches.
- F. People are able to get around by car, but walking, biking and transit are more attractive choices, as the public realm prioritizes those modes.
- G. On-street parking is available and is more likely to be used than in the Suburban Zone. Off-street parking is accessible via rear alleys or side streets.

Section §125 - 602 Conceptual Vision

A.



Figure 6A: Conceptual Vision A



Figure 6B: Conceptual Vision B



Figure 6C: Conceptual Vision C

Section §125 - 603 Allowable Land Uses


A.

Key	
P Permitted by Right	SU Permitted as Secondary Use
<small>Such uses are required to comply with all applicable regulations in the zoning ordinance.</small>	<small>Such uses are permitted as long as a primary use is permitted.</small>
	SE Permitted as Special Exception
	<small>Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.</small>
Uses	
Bed and Breakfast	P
Commercial School	P
Community Garden	P
Crematorium	P
Cultural or Civic Institution	P
Daycare Center (Youth/Adult)	P
Daycare Home	SU
Essential Services	SE
Food Services	P
Forestry	P
Funeral Home	P
Government Operations	P
Group Facility	P
Home-Based Business, No-Impact	P
Home Occupation, Low-Impact	P
Industry, Craft	SE
Office	P
Outdoor Park and Recreation Facility	P
Place of Assembly/Worship	P
Private Garage	SU
Private Parking Lot	SE
Residential	P
Retail, Small-Scale	P
Studio	P
Urban Agriculture	P


Section §125 - 604 Allowable Building Types

A.


Residential Buildings




Detached Single Unit House




Accessory Dwelling




Mansion Apartment




Duplex House




Triplex House



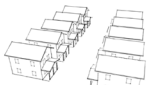
Fourplex House




Townhouse



Bungalow Court




Linear Court




Stacked Units Low Rise

Not to scale

Mixed Use Buildings




Storefront



Commercial Block Low Rise

Not to scale

Civic/Institutional Buildings



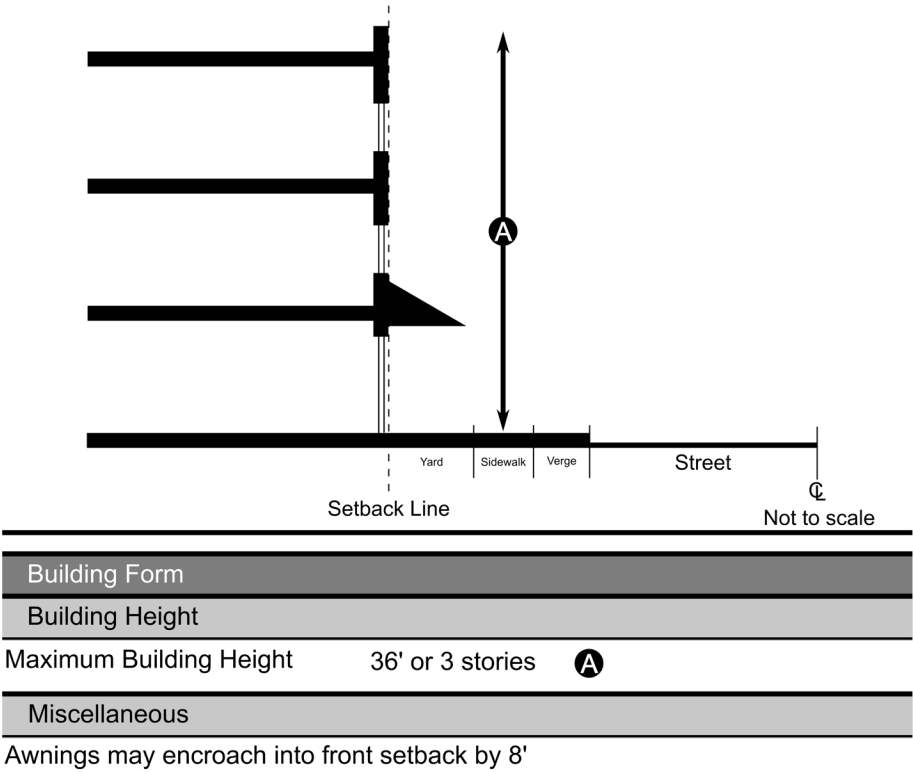
Civic

Not to scale

23

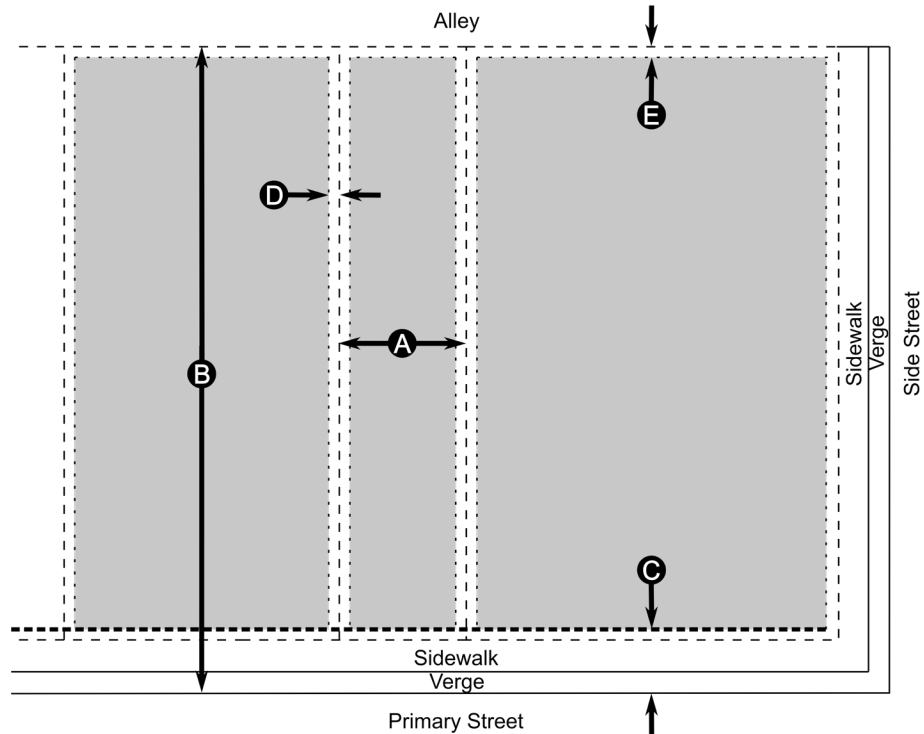
Section §125 - 605 Building Form

A.



Section §125 - 606 Lot Dimensions and Building Placement

A.



Not to scale

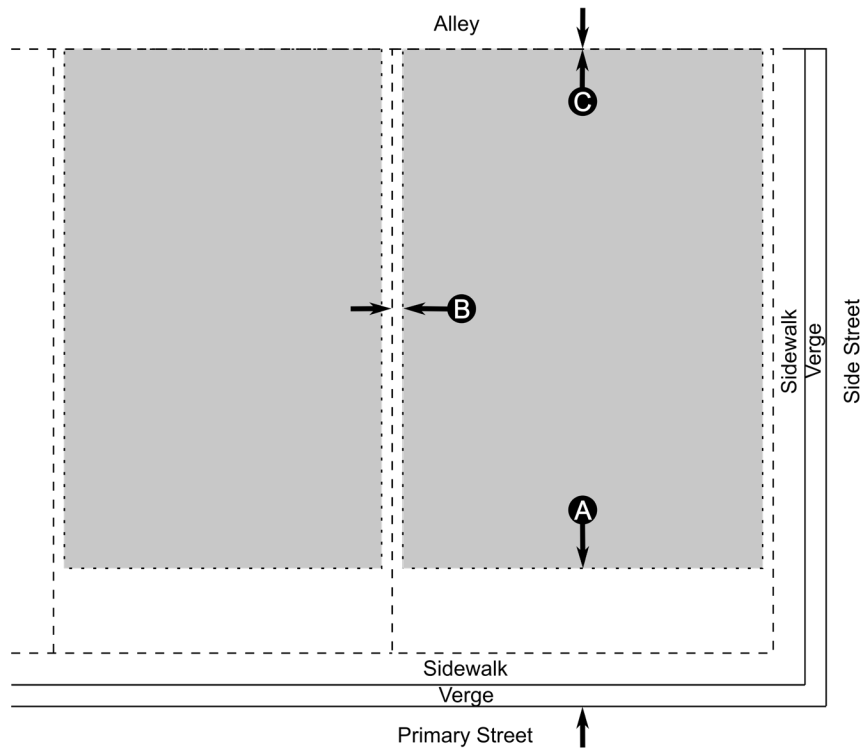
Key

- - - - Lot Line Setback Line  Buildable Area - - - - - Build-to Line

Lot Dimensions and Building Placement		
Lot Size		
Width	40' min.	A
Depth	100' min.	B
Area	4,000 sf min.	
Build-to Line		
Primary Street	15'	C
Setbacks		
Side	3' min.	D
Rear	5' min.	E
Miscellaneous		
Minimum side setback of 0' permitted for townhouse or commercial block low rise buildings		

Section §125 - 607 Parking Arrangement and Placement

A.



Not to scale

Key

- - - - Lot Line

..... Setback Line

Parking Area

Parking Placement		
Setbacks		
Front	50' min.	(A)
Side	3' min.	(B)
Rear	0' min.	(C)
Miscellaneous		

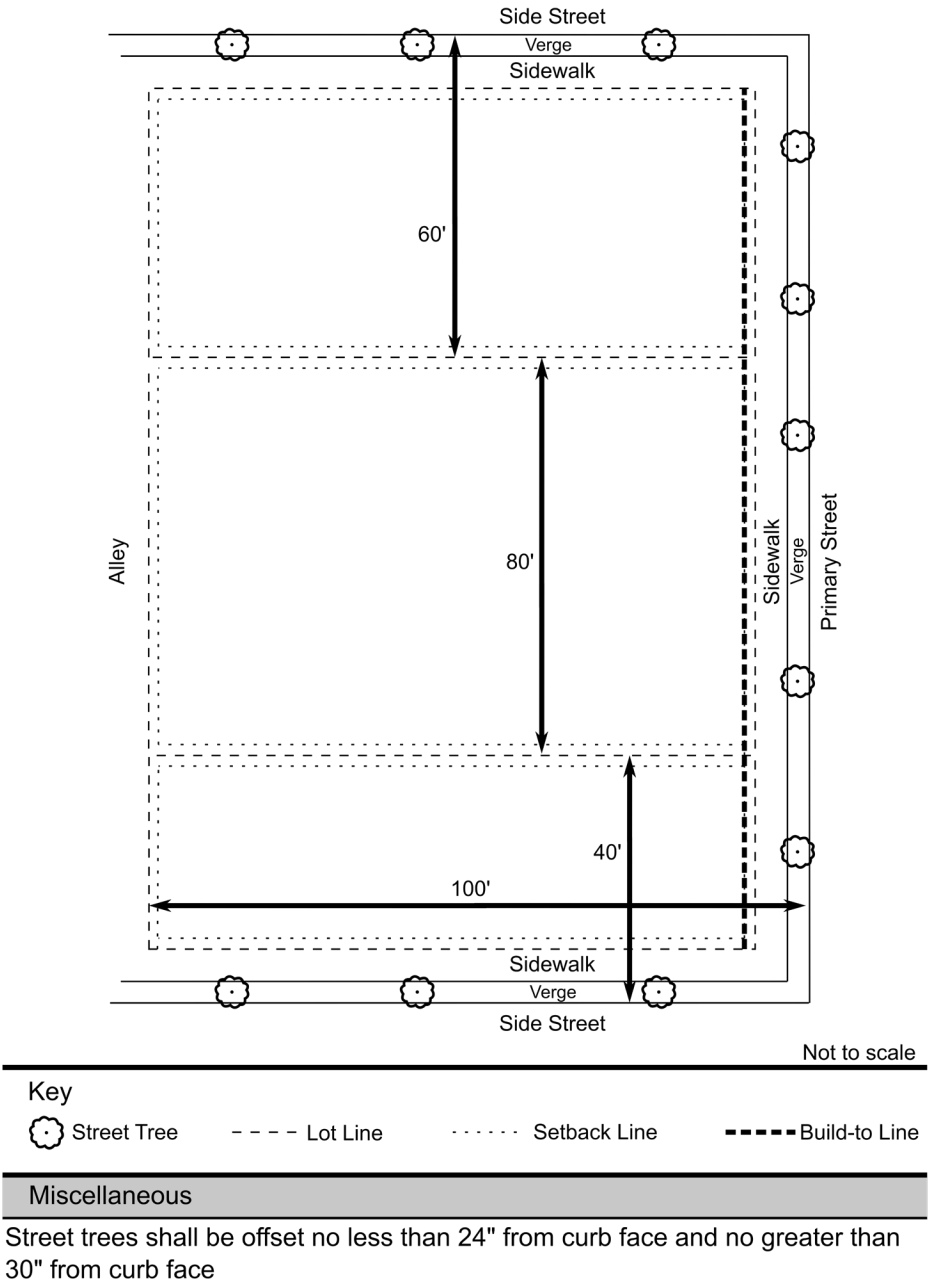
Off-street parking shall only be accessed via rear alleys

Section §125 - 608 Sidewalks and Verges

- A. All new development on lots with frontage on primary and/or side streets identified in the Official Zoning Map of Youngwood Borough shall have a sidewalk with a width of four (4) feet as measured from the inner and outer edges, and a verge with a width of four (4) feet.

Section §125 - 609 Street Tree Arrangement and Placement

- A. One street tree, from the approved street tree list in Appendix A, shall be planted and maintained for every thirty (30) feet of street frontage per lot for all new developments and according to the diagram below.



Article VII Suburban Zone - SU

Section §125 - 701 Purpose Statement

- A. Suburban zone consists of low intensity, primarily residential areas, adjacent to higher intensity zones. Home occupations and accessory structures are allowed. Planting is naturalistic, with street trees at regular intervals. Setbacks are relatively deep, compared to higher intensity zones. Blocks follow a street grid pattern. The Suburban Zone is a higher intensity development pattern, at an increment higher than the Rural Zone. Yet, owing to its character as a predominantly residential area, development intensity is still below the Neighborhood Zone. Lots become smaller than in the Rural Zone, roughly 50 feet wide by 100 feet deep.
- B. Predominant land uses consist of residential with a few non-residential uses, like home occupations.
- C. Residential buildings consist of detached single-unit houses, accessory dwellings, duplex and triplex houses, and townhouses.
- D. There are no non-residential buildings allowable.
- E. Allowable civic spaces include outdoor park and recreation facilities.
- F. The predominant mode of travel is by car, yet with the presence of sidewalks, on-street parking, slow vehicle speeds, and street trees, adults and children feel comfortable walking and riding bikes. Transit is available, only a short walk of less than 10 minutes away.
- G. On-street parking is available, but is less often used, owing to the presence of driveways and garages. Parking is accessible by both the front of lots and at rear alleys.

Section §125 - 702 Conceptual Vision

A.



Figure 7A: Conceptual Vision A



Figure 7B: Conceptual Vision B



Figure 7C: Conceptual Vision C






Section §125 - 703 Allowable Land Uses

A.

Key		
P	Permitted by Right <small>Such uses are required to comply with all applicable regulations in the zoning ordinance.</small>	SU Permitted as Secondary Use <small>Such uses are permitted as long as a primary use is permitted.</small>
		SE Permitted as Special Exception <small>Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.</small>
Uses		
Bed and Breakfast	P	
Community Garden	P	
Daycare Home		SU
Essential Services		SE
Forestry	P	
Group Facility	P	
Home-Based Business, No-Impact	P	
Home Occupation, Low-Impact	P	
Industry, Craft		SE
Outdoor Park and Recreation Facility		SE
Private Garage		SU
Residential	P	

Section §125 - 704 Allowable Building Types

A.

Residential Buildings			
			
Detached Single Unit House	Accessory Dwelling	Duplex House	Triplex House
			
Townhouse			

Not to scale

Section §125 - 705 Building Form

A.

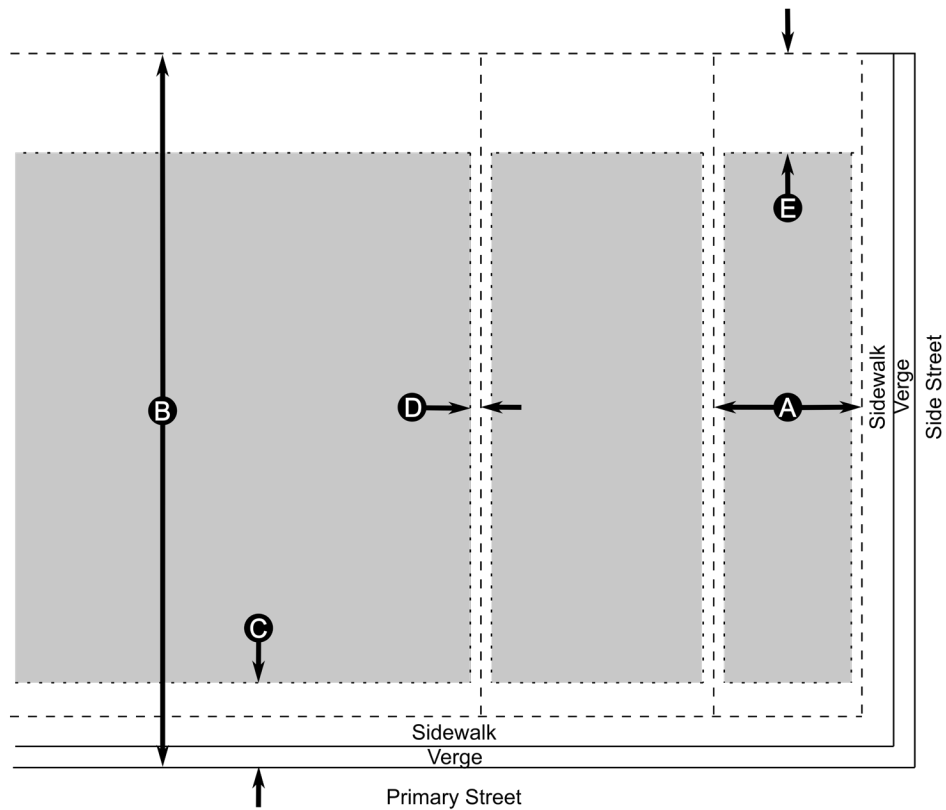
The diagram illustrates a building's profile relative to a street. A vertical dashed line marks the 'Setback Line'. The building is shown with three horizontal levels. The ground level is divided into 'Yard', 'Sidewalk', and 'Verge' areas. The 'Street' is to the right. A vertical double-headed arrow labeled 'A' indicates the building height from the ground level to the top of the building. A circled 'A' is also present near the height measurement. The text 'Not to scale' is at the bottom right of the diagram.

Building Form	
Building Height	
Maximum Building Height	36' or 3 stories A
Miscellaneous	

Awnings may encroach into front setback by 8'

Section §125 - 706 Lot Dimensions and Building Placement

A.



Not to scale

Key

- - - - Lot Line

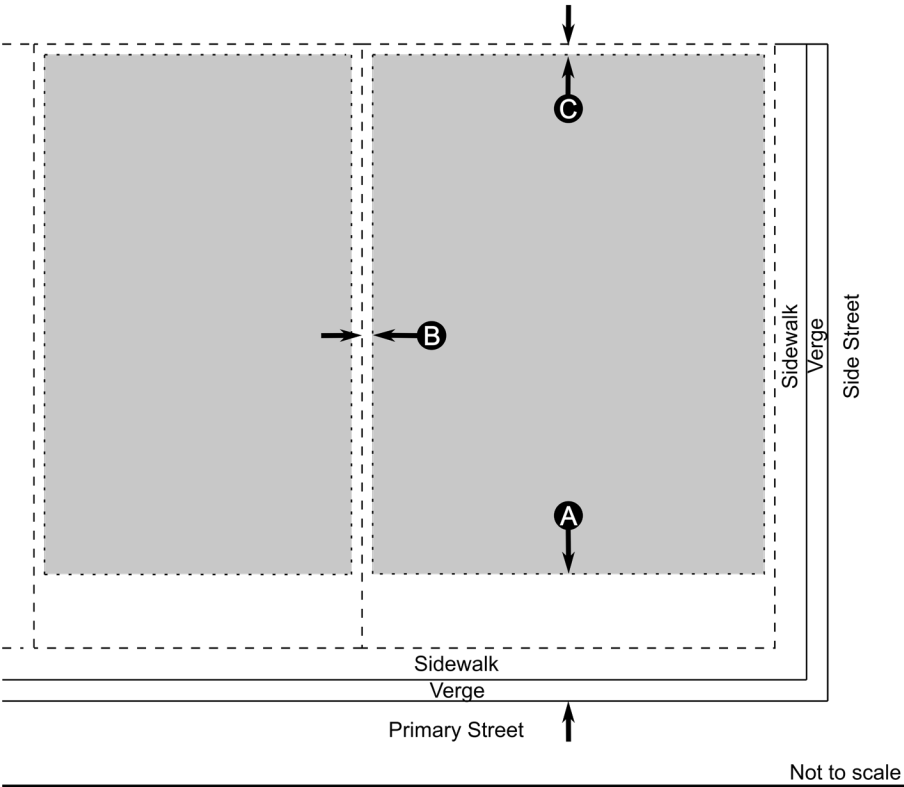
Setback Line

Buildable Area

Lot Dimensions and Building Placement		
Lot Size		
Width	50' min.	(A)
Depth	100' min.	(B)
Area	5,000 sf min.	
Setbacks		
Front	25' min.	(C)
Side	5' min.	(D)
Rear	30' min.	(E)

Section §125 - 707 Parking Arrangement and Placement

A.



Key

---	Lot Line	Setback Line		Parking Area
-----	----------	-------	--------------	--	--------------

Parking Placement		
Setbacks		
Front	25' min.	A
Side	3' min.	B
Rear	3' min.	C
Miscellaneous		

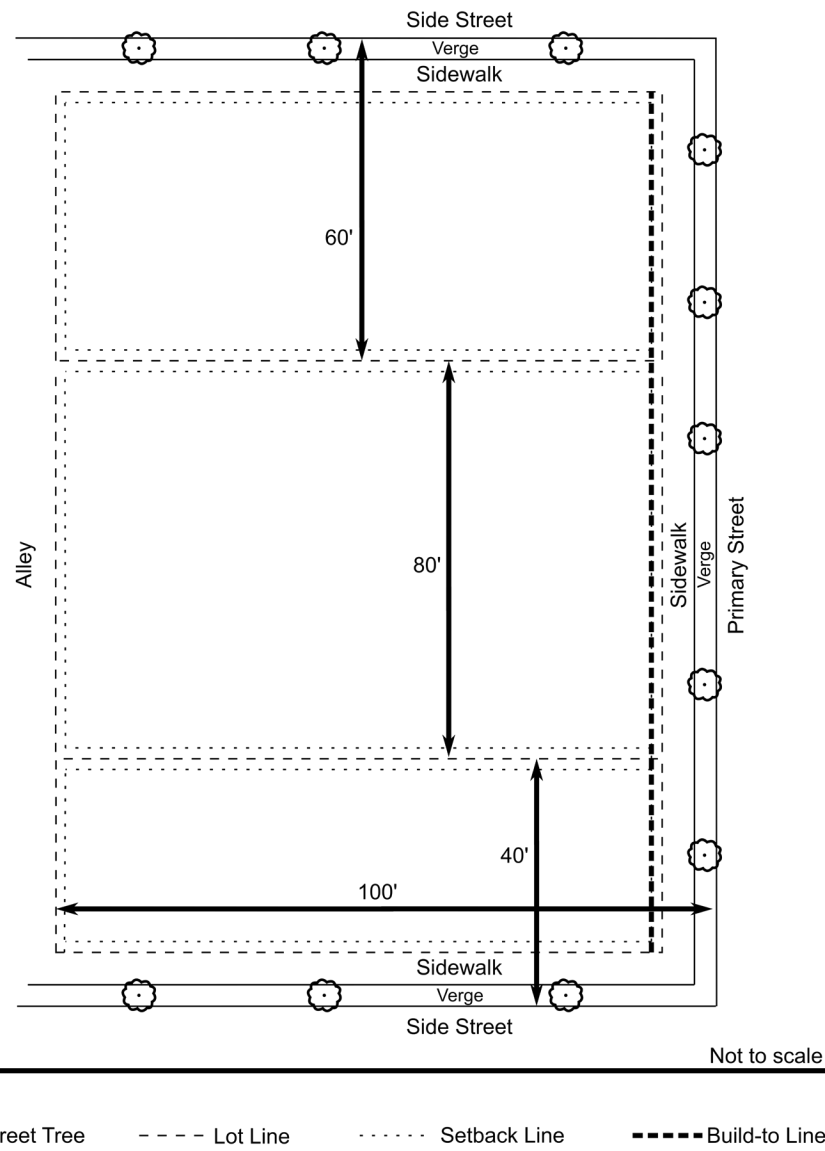
Setbacks only applicable to bed and breakfast

Section §125 - 708 Sidewalks and Verges

- A. All new development on lots with frontage on primary and side streets identified in the Official Zoning Map of Youngwood Borough shall have a sidewalk with a width of four (4) feet as measured from the inner and outer edges, and a verge with a width of four (4) feet.

Section §125 - 709 Street Tree Arrangement and Placement

- A. One street tree, from the approved street tree list in Appendix A, shall be planted and maintained for every thirty (30) feet of street frontage per lot for all new developments and according to the diagram below.



Miscellaneous

Street trees shall be offset no less than 24" from curb face and no greater than 30" from curb face

Article VIII Rural Zone - RU**Section §125 - 801 Purpose Statement**

- A. Rural Zone consists of primarily natural settings and sparsely settled lands in open or cultivated states. These include woodland and agricultural land. The Rural Zone is the next step in the progression of development intensity, at an increment higher than the Natural Zone. Yet, owing to its heritage as a predominantly agricultural area, development intensity is still below the Suburban Zone. Setbacks are very deep and irregular, based largely on site topography. Residential buildings are sited on large lots.
- B. Predominant land uses consist of agriculture, with some residential and some retail.
- C. Agricultural and retail buildings are directly tied to agricultural production, like grain storage, livestock pens, greenhouses/nurseries, stables, farmer's markets, produce stands, farmhouses, barns, and wineries.
- D. Residential buildings consist of detached single-unit houses, accessory dwellings, and duplex houses. Additionally, bed and breakfast style lodging is acceptable.
- E. Allowable civic spaces include outdoor park and recreation facilities.
- F. The predominant mode of travel is by car.

Section §125 - 802 Conceptual Vision

A.

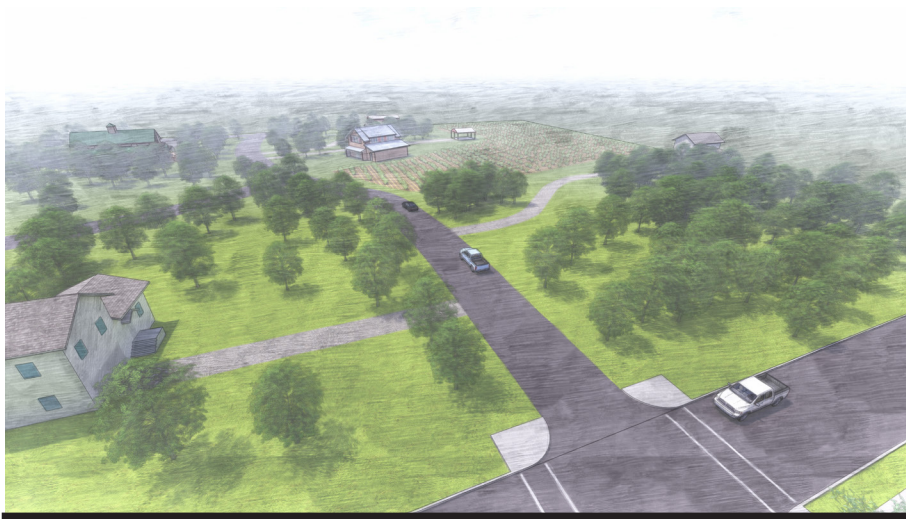


Figure 8A: Conceptual Vision A



Figure 8B: Conceptual Vision B



Figure 8C: Conceptual Vision C

Section §125 - 803 Allowable Land Uses


A.


Key		
P	Permitted by Right <small>Such uses are required to comply with all applicable regulations in the zoning ordinance.</small>	SU Permitted as Secondary Use <small>Such uses are permitted as long as a primary use is permitted.</small>
		SE Permitted as Special Exception <small>Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.</small>
Uses		
Agriculture	P	
Bed and Breakfast	P	
Cemetery/Mausoleum	P	
Communication Tower		SE
Community Garden	P	
Crematorium	P	
Daycare Home		SU
Essential Services	P	
Forestry	P	
Gas and Oil Well	P	
Group Facility	P	
Home-Based Business, No-Impact	P	
Home Occupation, Low-Impact	P	
Industry, Craft	P	
Outdoor Park and Recreation Facility	P	
Private Garage		SU
Residential	P	
Retail, Small-Scale		SU
Studio		SU


Section §125 - 804 Allowable Building Types

A.

Residential Buildings



Detached Single Unit House


Accessory Dwelling


Duplex House

Not to scale

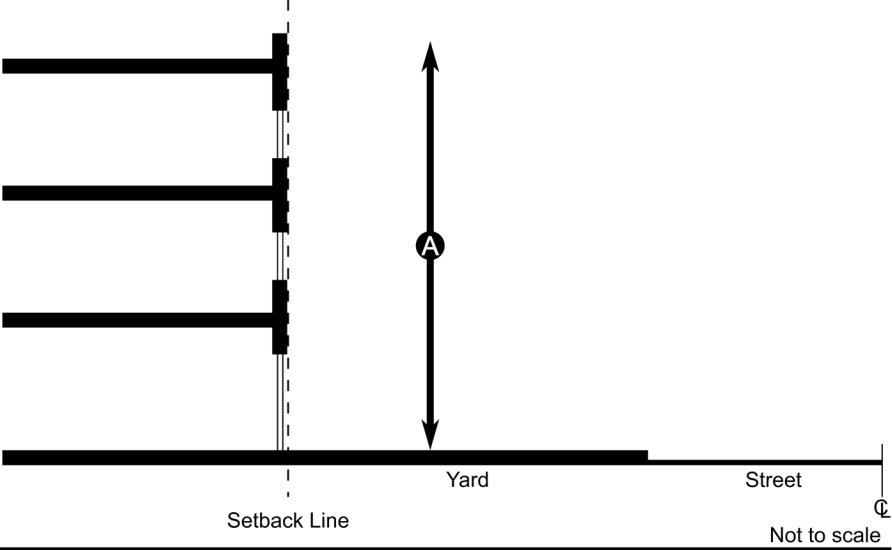
Agricultural Buildings


Agricultural

Not to scale

Section §125 - 805 Building Form

A.

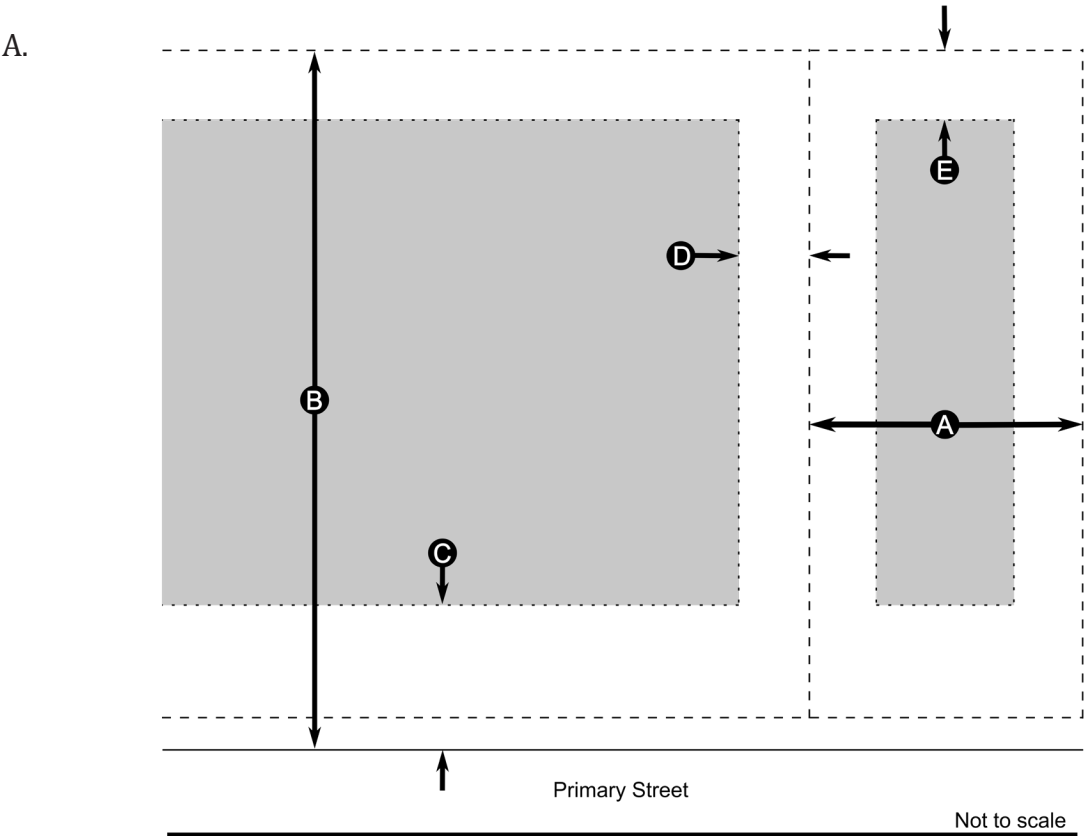


Setback Line Yard Street

Not to scale

Building Form	
Building Height	
Maximum Building Height	36' or 3 stories A
Miscellaneous	
Agricultural buildings are exempt from maximum building height	

Section §125 - 806 Lot Dimensions and Building Placement



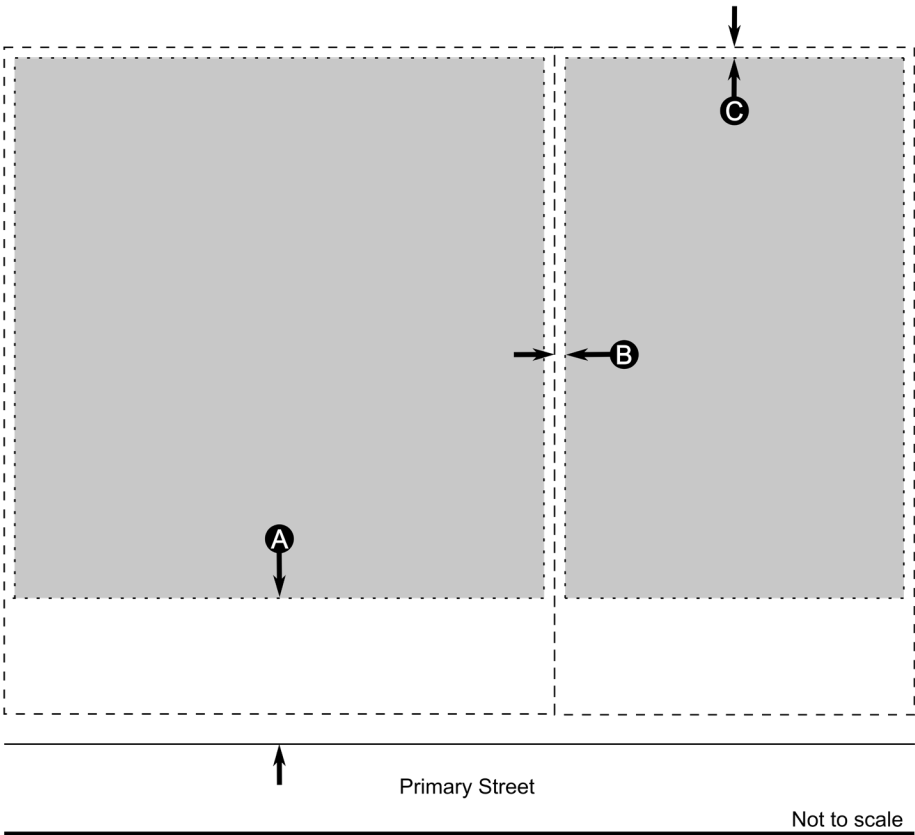
Key

- - - Lot Line ····· Setback Line Buildable Area

Lot Dimensions and Building Placement		
Lot Size		
Width	100' min.	A
Depth	N/A	B
Area	1 ac min.	
Setbacks		
Front	50' min.	C
Side	25' min.	D
Rear	25' min.	E

Section §125 - 807 Parking Arrangement and Placement

A.



Key		
----- Lot Line Setback Line	<div></div> Parking Area
Parking Placement		
Setbacks		
Front	50' min.	A
Side	3' min.	B
Rear	3' min.	C
Miscellaneous		
Parking is not permitted between building and street		

Article IX Natural Zone - NT**Section §125 - 901 Purpose Statement**

- A. Natural Zone consists of lands approximating a natural condition, including lands unsuitable for development due to topography (being too steep or requiring excessive grading), hydrology (having streams, channels, special flood hazard areas or special value for stormwater infiltration), or vegetation (having old growth or exceptional forest lands). Because of its special natural features, environmental qualities and the challenges it presents to development, the Natural Zone has the lowest development potential.
- B. Owing to its character as a predominantly preserved zoning district, appropriate land uses include agriculture and community gardens. Appropriate building types include detached single-unit houses and agricultural buildings.
- C. Its character is defined by a natural landscape with some agricultural use, where appropriate.
- D. Allowable civic spaces include outdoor park and recreation facilities.

Section §125 - 902 Conceptual Vision

A.



Figure 9A: Conceptual Vision A



Figure 9B: Conceptual Vision B



Figure 9C: Conceptual Vision C


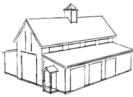
Section §125 - 903 Allowable Land Uses

A.

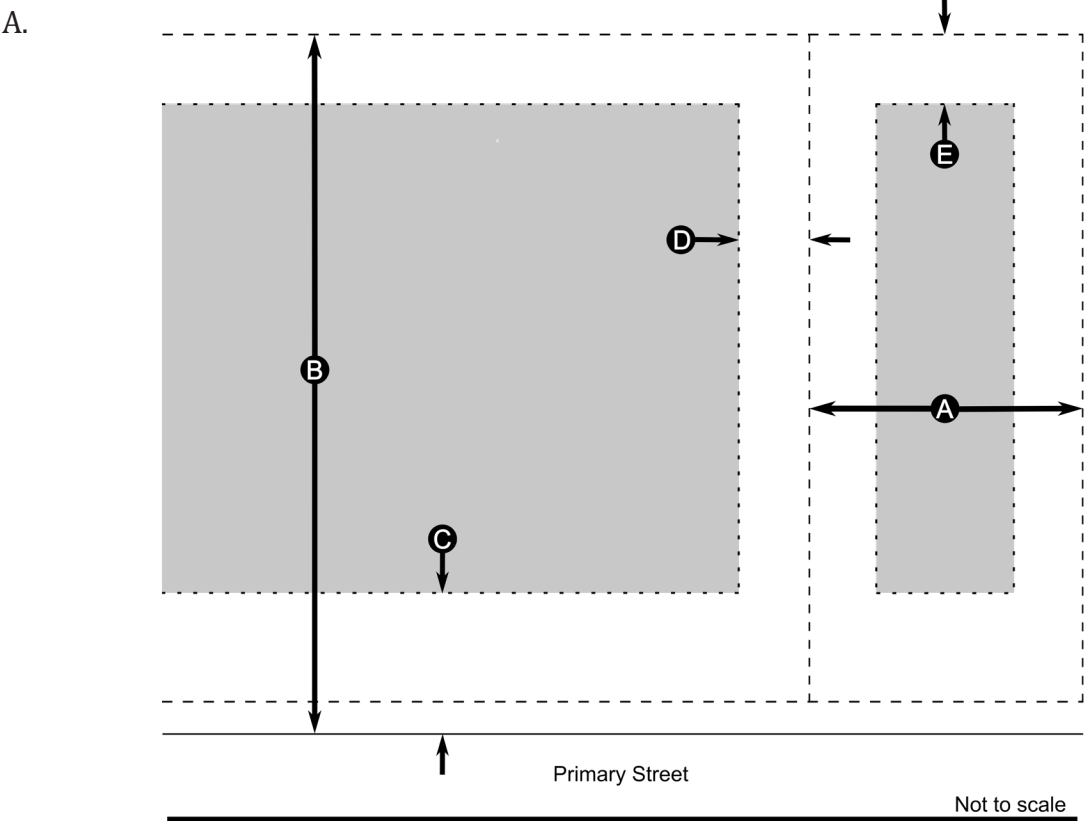
Key		
P	Permitted by Right <small>Such uses are required to comply with all applicable regulations in the zoning ordinance.</small>	SU Permitted as Secondary Use <small>Such uses are permitted as long as a primary use is permitted.</small>
		SE Permitted as Special Exception <small>Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.</small>
Uses		
Agriculture	P	
Community Garden	P	
Forestry		SE
Group Facility	P	
Home-Based Business, No-Impact	P	
Outdoor Park and Recreation Facility		SE
Residential	P	

Section §125 - 904 Allowable Building Types

A.

Residential Buildings	
	
Detached Single Unit House	Not to scale
Agricultural Buildings	
	
Agricultural	Not to scale

Section §125 - 905 Lot Dimensions and Building Placement



Key

---- Lot Line Setback Line Buildable Area

Lot Dimensions and Building Placement		
Lot Size		
Width	100' min.	A
Depth	N/A	B
Area	5 ac min.	
Setbacks		
Front	50' min.	C
Side	25' min.	D
Rear	25' min.	E

Article X Special District Zone - SD

Section §125 - 1001 Purpose Statement

- A. Special District Zone consists of low-density, auto and truck-oriented, industrial, manufacturing, and warehousing development. Setbacks are very deep and buildings are separated from streets by off-street parking and loading bays, as well as landscaped buffer yards. The Special District Zone's main purpose is for industrial buildings and uses. Lot sizes tend to be extremely large, at more than three or four acres. Owing to its presence next to Town Center Zone, Neighborhood Zone, and Natural Zone, streets at such boundaries retain the characteristics of the adjacent zone. Presence of the Five Star Trail requires special design considerations regarding truck sight lines, turning radii, and lane separation for trail user safety and comfort. Additionally, to enhance the comfort of those biking and walking along the trail, provisions for shade and rest are important.
- B. Predominant land uses consist of mostly industrial.
- C. Residential buildings are not allowable in the zone.
- D. Non-residential buildings include industrial buildings, storefronts, and commercial block low rise.
- E. Allowable civic spaces include outdoor parks and recreation facilities.
- F. The Special District Zone is designed for maximum accessibility for automobiles, but owing to its adjacency to Town Center Zone, Neighborhood Zone, and Natural Zone, streets are predominantly designed for people walking, biking and using transit, especially considering the presence of the Five Star Trail.
- G. On-street parking is not available.

Section §125 - 1002 Conceptual Vision

A.



Figure 10A: Conceptual Vision A



Figure 10B: Conceptual Vision B



Figure 10C: Conceptual Vision C




Section §125 - 1003 Allowable Land Uses

A.

Key	
P Permitted by Right	SU Permitted as Secondary Use
Such uses are required to comply with all applicable regulations in the zoning ordinance.	Such uses are permitted as long as a primary use is permitted.
	SE Permitted as Special Exception
	Such uses are required to comply with reasonable conditions and safeguards as determined by the Zoning Hearing Board.
Uses	
Adult Oriented Establishment	P
Automobile Services	P
Communication Tower	P
Crematorium	P
Essential Services	P
Forestry	P
Gas and Oil Well	P
Industry, Craft	P
Industry, General	P
Industry, Outdoor	P
Outdoor Park and Recreation Facility	P
Private Parking Lot	P
Retail, Large-Scale	P
Retail, Small-Scale	P
Urban Agriculture	P
Warehouse	P
All Other Uses	SE

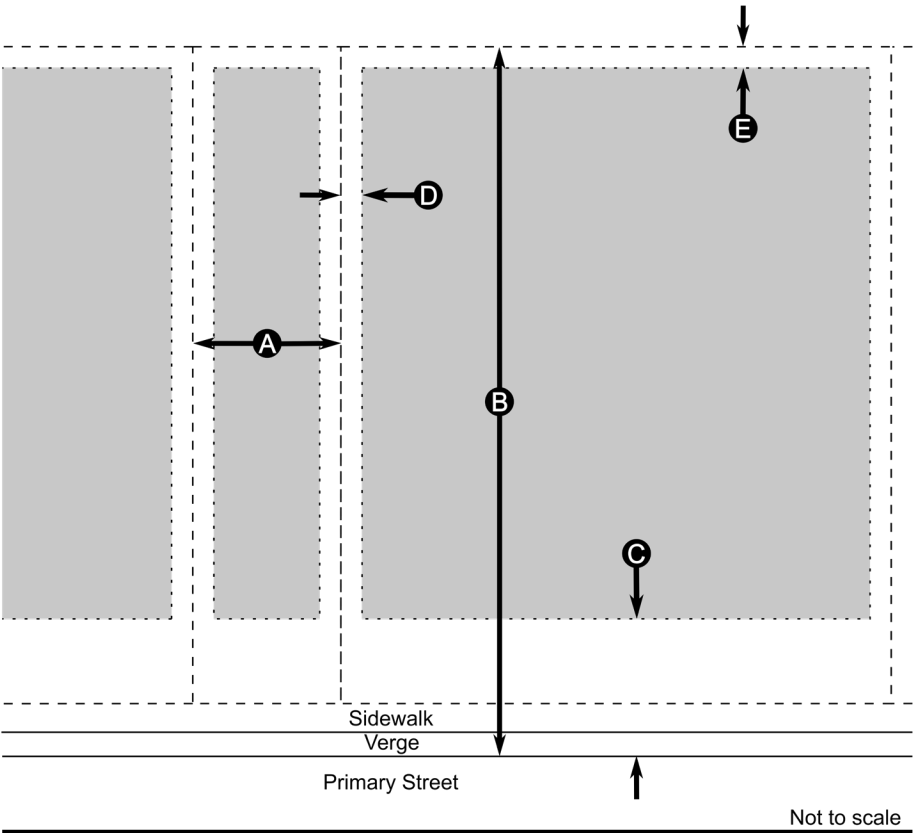
Section §125 - 1004 Allowable Building Types

A.

Mixed Use Buildings	
	
Storefront	Commercial Block Low Rise
Not to scale	
Industrial Buildings	
	
Industrial	
Not to scale	

Section §125 - 1005 Lot Dimensions and Building Placement

A.

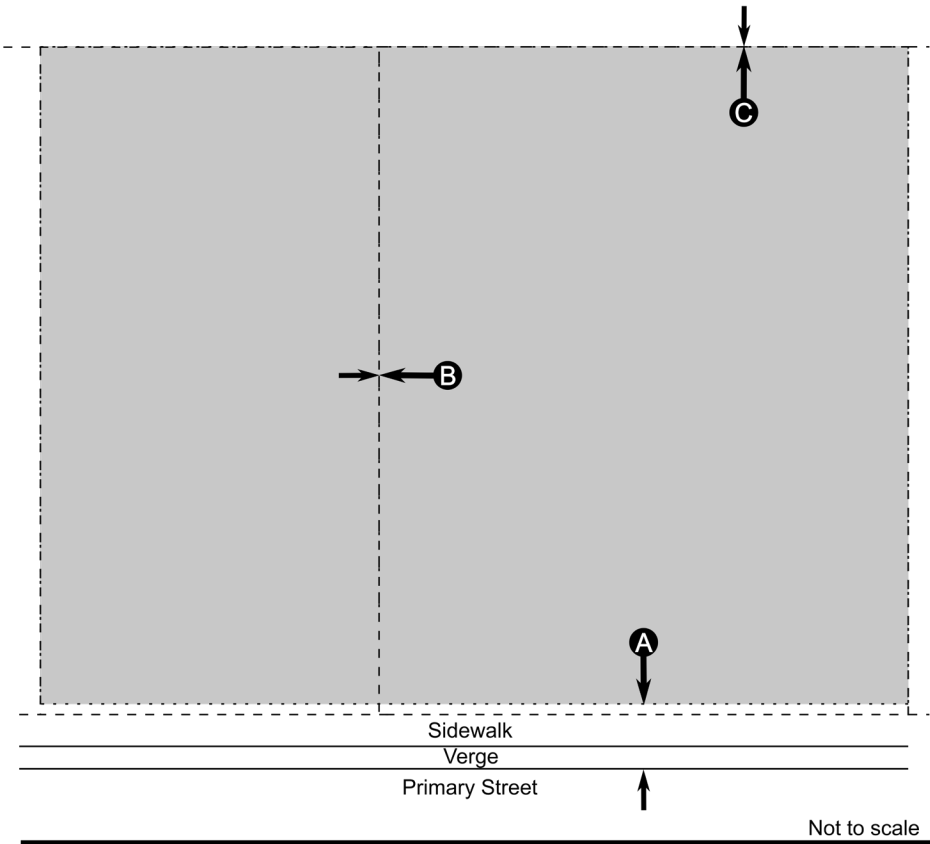


Key		
- - - -	Lot Line	
.....	Setback Line	
		Buildable Area

Lot Dimensions and Building Placement		
Lot Size		
Width	50' min.	A
Depth	125' min.	B
Area	6,250 sf min.	
Setbacks		
Front	50' min.	C
Side	10' min.	D
Rear	10' min.	E

Section §125 - 1006 Parking Arrangement and Placement

A.



Key
- - - - Lot Line Setback Line Parking Area

Parking Placement		
Setbacks		
Front	20' min.	A
Side	0' min.	B
Rear	0' min.	C
Miscellaneous		

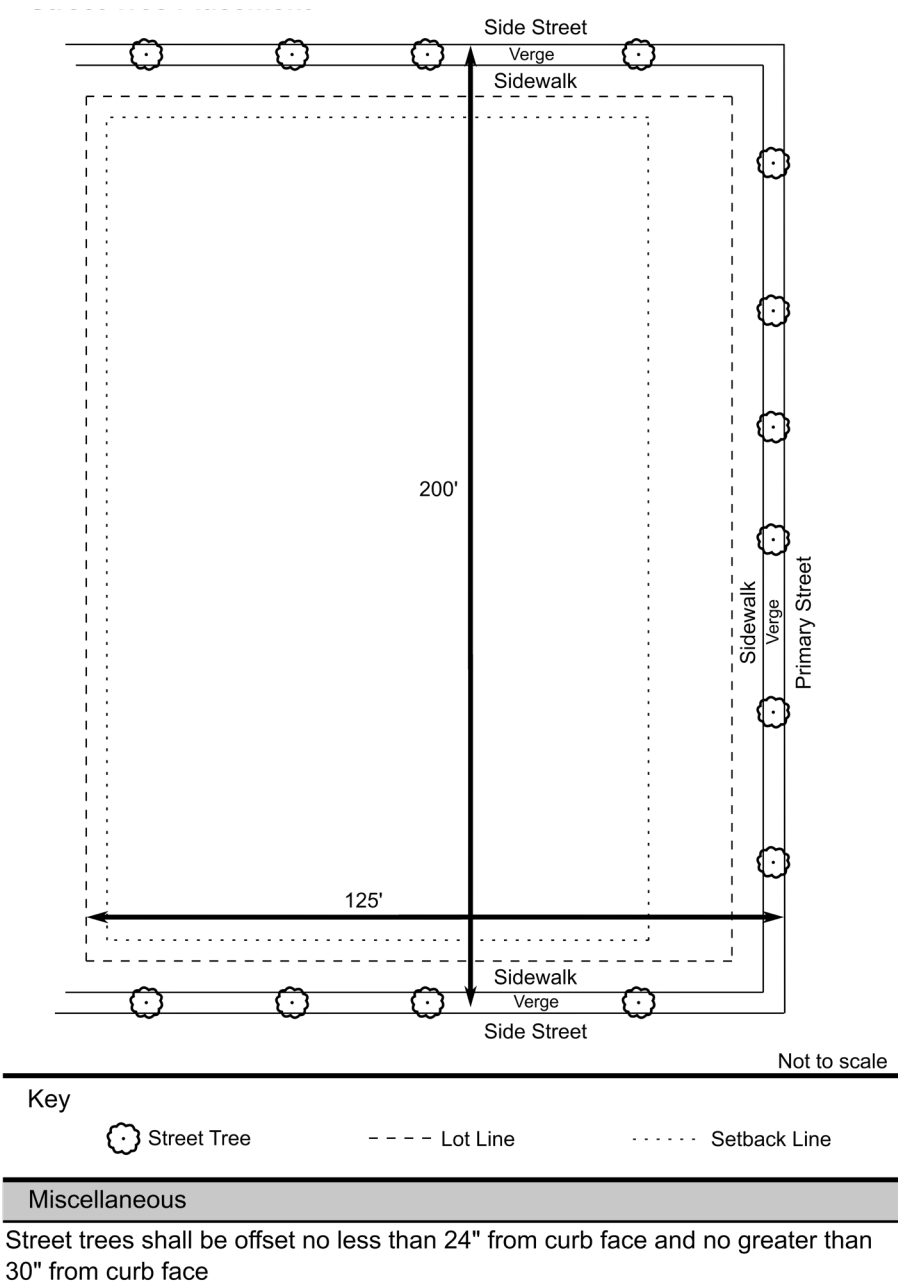
Front setbacks allow for landscaping/screening

Section §125 - 1007 Sidewalks and Verges

- A. All new development on lots with frontage on primary and side streets identified in the Official Zoning Map of Youngwood Borough shall have a sidewalk with a width of four (4) feet as measured from the inner and outer edges, and a verge with a width of four (4) feet.

Section §125 - 1008 Street Arrangement and Placement

- A. One street tree, from the approved street tree list in Appendix A, shall be planted and maintained for every thirty (30) feet of street frontage per lot for all new developments and according to the diagram below.



Article XI Administration

Section §125 - 1101 Authority

- A. Article IX of the Pennsylvania Municipalities Planning Code prescribes rules and procedures for the activities of Borough Council and the Zoning Hearing Board regarding administrative proceedings included in this Article as well as additional procedures and standards applicable to the enactment and enforcement of this Chapter. The standards of this Article shall apply additional criteria for review and procedural requirements.

Section §125 - 1102 Zoning Officer

- A. The provisions of this Chapter shall be enforced by the Borough Zoning Officer with the aid of the Building and Code Official and other municipal agencies. The Zoning Officer shall be appointed by Borough Council.
- B. It shall be the duty and authority of the Zoning Officer to:
 - 1. Keep a public record of all plans and applications for permits and all permits issued, with notations as to special conditions attached thereto.
 - 2. Review applications for zoning permits for construction or alterations of structures or changes of use to determine whether such construction or use is in accordance with the general requirements of this Chapter, all other applicable ordinances and the laws and regulations of the Commonwealth of Pennsylvania. The Zoning Officer shall issue no permit unless it conforms to all applicable ordinances, statutes and regulations.
 - 3. Conduct investigations and surveys to determine compliance or non-compliance with the terms of this Chapter. In carrying out such surveys, the Zoning Officer or his or her representative may enter upon any land or buildings.
 - 4. Make written orders requiring compliance with the provisions of this Chapter, to be served personally or by registered mail.
 - 5. Institute proceedings in a court of proper jurisdiction for the enforcement of the provisions of this Chapter.
 - 6. Maintain a map showing the current zoning classification of all land.
 - 7. Maintain maps and data as needed for the provisions of this Chapter.
 - 8. Register the identity, location and type of nonconforming uses.
 - 9. Participate in all proceedings before the Zoning Hearing Board, to present facts and information to assist the Board in reaching a decision which shall be compatible with this Chapter and to have decisions of the Board reviewed in a court of proper jurisdiction when, in the judgment of the Zoning Officer, such review is desirable or indicated.
- C. The Zoning Officer shall issue no permit for the construction or use of any land or building unless it also conforms to the requirements of all other Borough

ordinances and the laws of the Commonwealth of Pennsylvania and the Westmoreland County Subdivision and Land Development Ordinance.

Section §125 - 1103 Permits

- A. No building shall be constructed or altered in the Borough nor the use of any building changed nor vacant land occupied until the Zoning Officer has determined plans to be in conformity with the provisions of this Chapter. No permit shall be considered as complete or permanently effective until the Zoning Officer has noted on the permit that the work has been inspected and approved as being in conformity with the provisions of this Chapter.
- B. All applications for permits shall be made in writing according to standards adopted by the Borough by resolution and fees for the same on forms prescribed by the Zoning Officer.
- C. At least three copies of the permit under this Chapter shall be made. At least one copy of any permit required under this Chapter shall be posted and/or kept conspicuously on the premises during construction. After issuance of the permit under this Chapter, no changes of any kind shall be made to a zoning application without the written consent of the Zoning Officer and/or the Zoning Hearing Board, as applicable.
- D. The Zoning Officer shall revoke, withhold or suspend a permit or approval issued under the provisions of this Chapter in case of one or more of the following:
 - 1. Any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based.
 - 2. Upon violation of any condition lawfully imposed by the Zoning Hearing Board upon a special exception use or variance.
 - 3. Any work being accomplished or use of land or structures in such a way that does not comply with this Chapter or an approved site plan or approved permit application.
 - 4. For any violation of Borough Building Code or Subdivision and Land Development Ordinance of Westmoreland County.
 - 5. For any other just cause set forth in this Chapter.
- E. The work authorized by permits shall begin within 180 days of issuance of the permit. Construction of a structure shall be completed within 12 months after the beginning of construction of such structure. Upon written request to the Zoning Officer, this may be extended another six months by the Zoning Officer upon just cause. If an applicant fails to obtain the necessary permits or begin construction within the above time periods, or allows interruptions in substantial construction of longer than 45 days (or up to 180 days upon approval of a written request for extension by the Zoning Officer upon just cause), the Zoning Officer may conclusively presume that the applicant has waived, withdrawn, or abandoned approvals and permits under this Chapter and may consider all such approvals and permits to have become null and void. The permittee must then reapply for a new permit and pay all fees at the current fee schedule at the time of application as required by the Borough.

Section §125 - 1104 Zoning Hearing Board

- A. The Zoning Hearing Board shall consist of five members appointed by the Borough Council as provided by law.
- B. Powers
 - 1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Officer in the enforcement of this Chapter.
 - 2. To hear and decide special exceptions to the terms of this Chapter in such cases as are herein expressly provided for.
 - 3. To hear and decide cases for an application for a variance.
 - 4. The Zoning Hearing Board shall make rules as to the manner of filing appeals and filing applications for special exceptions or for variances from the terms of this Chapter.
 - 5. Borough Council may require the Borough Planning Agency to submit testimony at a public hearing of the Board.
- C. Upon filing with the Zoning Hearing Board of an appeal of a zoning decision, or of an application for a special exception, or for a variance from the terms of this Chapter; the Zoning Hearing Board shall fix a time and place for a public hearing thereon and shall give public and written notice as follows:
 - 1. By publishing a public notice thereof, at least ten days in advance of such hearing, in a paper of general circulation in the Borough.
 - 2. By mailing written notice thereof to the applicant, the Zoning Officer, each member of the Borough Council, to the Mayor and to the Secretary of the Borough.
 - 3. In addition to the written notice provided herein, written notice of the said hearing shall be conspicuously posted on the affected tract of land for a continuous period of at least seven days prior to the hearing.
 - 4. Written notice shall also be provided to any person who has made a timely request for the same, by registering with the Borough office in advance.
- D. Each application for an appeal, special exception, or variance as provided in this Chapter shall be accompanied by a fee payable to the Borough Treasurer according to a schedule of fees adopted and amended by Council to cover the following costs: compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs and the necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs.
- E. Unless otherwise specified by the Zoning Hearing Board, a special exception or variance shall expire if the applicant fails to obtain a building permit within six months from the date of authorization thereof.

Section §125 - 1105 Special Exception Standards and Criteria

- A. In granting a special exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the intent of the Zoning Ordinance as stated in §125-103 Intent and the Purpose Statement of the applicable zoning district.
- B. Where the zoning ordinance has stated special exceptions to be granted or denied by the Zoning Hearing Board pursuant to express standards and criteria, either in this Section or elsewhere in this Chapter, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria.

Section §125 - 1106 Variances

- A. The Board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The Zoning Hearing Board may grant a variance, provided that all of the following findings are made where relevant in a given case:
 - 1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance.
 - 2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
 - 3. That such unnecessary hardship has not been created by the appellant.
 - 4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - 5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.
 - 6. In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the intent of the zoning ordinance as stated in §125-103 Intent and the Purpose Statement of the applicable zoning district.

Article XII Violations and Penalties

Section §125 - 1201 Violations

- A. It shall be the duty of the Zoning Officer or other officials responsible for Code enforcement as designated by the Zoning Officer to take cognizance of violations of this Chapter. The official shall investigate each violation which comes to his or her attention, whether by observation or communication, and shall order, in writing, the correction of such conditions as are found to be in violation of this Chapter.
- B. Failure to secure a building permit when required, previous to the erection, construction, extension or addition of a building shall be a violation of this Chapter.

Section §125 - 1202 Enforcement Notice

- A. If it appears to the Borough that a violation of this zoning ordinance has occurred, the Borough shall initiate enforcement proceedings by sending an enforcement notice as provided in this Section.
- B. The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.
- C. An enforcement notice shall state at least the following:
 - 1. The name of the owner of record and any other person against whom the Borough intends to take action.
 - 2. The location of the property in violation.
 - 3. The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of the ordinance.
 - 4. The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
 - 5. That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time in accordance with the procedures set forth in this Chapter.
 - 6. That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

Section §125 - 1203 Enforcement Remedies

- A. Any person, partnership or corporation or other entity who or which has violated or permitted the violation of the provisions of this zoning ordinance shall, upon being found liable thereof in a civil enforcement proceeding commenced by the Borough, pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. No judgment shall commence or be imposed, levied

or payable until the date of the determination of a violation by the magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation or other entity violating this ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs, and reasonable attorney fees collected for the violation of this zoning ordinance shall be paid over to the Borough.

- B. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, charging the per diem fine pending a final adjudication of the violation and judgment.
- C. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Borough the right to commence any action for enforcement pursuant to this Section.

Article XIII Amendments

Section §125 - 1301 Amendment by Governing Body

- A. The Borough may, from time to time, amend, supplement, change, modify, or repeal this Chapter, including the zoning map or other supporting documents, by proceeding in the following manner and as otherwise required by law.

Section §125 - 1302 Amendment Procedure

- A. Before voting on the enactment or an amendment, Borough Council shall hold a public hearing thereon, pursuant to public notice. In addition, if the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted at points deemed sufficient along the tract to notify potentially interested citizens. The affected tract or area shall be posted at least one week prior to the date of the hearing.
- B. In addition to the requirement that notice be posted under clause (A), where the proposed amendment involves a zoning map change, notice of the public hearing shall be mailed at least thirty days prior to the date of the hearing by first-class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned, as evidenced by tax records within the possession of the Borough. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this subsection.
 - 1. This clause shall not apply when the rezoning constitutes a comprehensive rezoning.
- C. In the case of an amendment, Borough Council shall submit each such amendment to the Borough Planning Agency at least thirty days prior to the hearing on such proposed amendment to provide the Borough Planning Agency an opportunity to submit recommendations.
- D. If, after any public hearing held upon an amendment, the proposed amendment is changed substantially, or is revised, to include land previously not affected by it, Council shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.
- E. The Borough shall submit all zoning text and zoning map amendments to the Westmoreland County Department of Planning and Development at least thirty days prior to the public hearing for recommendations.
- F. Within thirty days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the Westmoreland County Department of Planning and Development and the Westmoreland County Law Library.

Section §125 - 1303 Landowner Curative Amendment

- A. A landowner and/or developer who desires to challenge on substantive grounds the validity of this Chapter or the Zoning Map or any provision thereof, which prohibits or restricts the use or development of land in which the landowner and/or developer has an interest may submit a curative amendment to the Borough Council with a written request that his challenge and proposed amendment be heard and decided as provided in §916.1 of the PA MPC, 53 P. S. §10916.1. See also §609, §610 and §916.1 of the PA MPC, 53 P. S. §10609, 10610, and 10916.1.
- B. The Borough Council will conduct hearings and make decisions in accordance with the PA MPC.
- C. The Borough Council, if it determines that a validity challenge has merit, may adopt landowner's curative amendment, with or without revision, or may adopt an alternative amendment which will cure the challenged defects. The Borough Council will consider material submitted by the landowner and also consider:
 - 1. The impact of the proposal upon roads, sewer facilities, water supplies, school and other public service facilities;
 - 2. If the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of this Chapter or Zoning Map;
 - 3. The suitability of the lot for the intensity of use proposed by the lot's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources and other natural features;
 - 4. The impact of the proposed use on the lot's soils, slopes, woodlands, wetlands, floodplains, natural resources and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts.

Section §125 - 1304 Application and Fees

- A. Every application for amendment of this Chapter shall first be presented to the Zoning Officer and shall contain the following:
 - 1. The applicant's name and address and his representative and the interest of every person represented in the application.
 - 2. A plan showing the extent of the area to be zoned, streets bounding and intersecting the area, the land use and zone classification of abutting districts and the photographs of the area to be rezoned and abutting areas.
 - 3. A statement of the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relies as reason for supporting the proposed rezoning.

4. The approximate time schedule for the beginning and completion of development in the area.
5. A scaled site plan indicating the locations of structures, uses, and areas for off-street parking and loading.
6. For a change or amendment to this Chapter and/or zoning map, the applicant or appellant shall pay a fee established by resolution by Borough Council which may be amended from time to time by resolution of Council for each application for such change.

Article XIV Definitions

ABANDONMENT - Any nonconforming use discontinued for a period of one (1) year or more. Subsequent use(s) must be in accordance with current zoning regulations.

ACCESSORY DWELLING - A room or set of rooms in a single-unit house that has been designed or configured to be used as a separate dwelling and generally includes living, sleeping, kitchen, and bathroom facilities, with a lockable entrance door.

ACCESSORY STRUCTURE - A structure/building which is on the same parcel as a principal structure/building and the use of which is incidental to the use of the principal structure/building. Examples include detached garage, storage shed, etc.

AGRICULTURAL BUILDING - A structure designed for farming and livestock related activities including barn, greenhouse, nursery, growing facility, livestock house/pen, storage building for farm equipment, machinery, crops, animal supplies, or feed.

AGRICULTURE - See FARMING ACTIVITIES and LIVESTOCK RELATED ACTIVITIES.

FARMING ACTIVITIES - Plowing, tilling, cropping, seeding, cultivating and harvesting for the production of food and fiber products.

LIVESTOCK RELATED ACTIVITIES - Activities associated with feeding and raising of livestock in pens and confined structures.

ADULT ORIENTED ESTABLISHMENT - Includes adult theater, adult cabaret, adult book store, and adult video store.

ALL OTHER USES - Any land use not specified in the Allowable Land Use tables for all zones (cumulative), or herein.

AUTOMOBILE SERVICES - See AUTOMOBILE SALES (NEW), AUTOMOBILE SALES (USED), AUTOMOBILE SERVICE and FUEL STATION.

AUTOMOBILE SALES (NEW) - The use of land and/or buildings primarily for the display and retail sale and/or long-term leasing of new automobiles, vans, motorcycles, and light trucks. Long-term leasing shall mean the leasing of new vehicles for time periods of at least one (1) year. Includes automotive repair and car washing facilities not available to the general public as an accessory use. All automotive repair and car washing shall be conducted entirely within an enclosed building. An automotive rental enterprise shall not be included within said definition.

AUTOMOBILE SALES (USED) - The use of land and/or buildings primarily for the display and retail sale of previously used and/or owned automobiles, vans, motorcycles, and light trucks. This term includes automotive repair facility as an accessory use. All automotive repair shall be conducted entirely within an enclosed building. An automotive rental enterprise shall not be included within said definition.

AUTOMOBILE SERVICE - A business establishment whose purpose is to repair, either the mechanical, and/or body of motor vehicles and light trucks, and/or to engage in the retail sale of gasoline, oil, other fuel, or accessories for motor vehicles and which may include accessory facilities used for polishing, greasing, washing, dry cleaning, or otherwise cleaning or servicing such motor vehicles but excluding a convenience store.

FUEL STATION - A business establishment where vehicles are refueled, and may include a convenience store.

BED AND BREAKFAST - A business establishment that occupies a detached single-unit house and associated accessory structures where limited overnight lodging and breakfast is provided for compensation to guests and where said use may or may not also host accommodations for private events such as weddings, parties, seminars, and conferences.

BUILD-TO LINE - A set building line on a lot measured parallel from the edge of cartway where a building must be located. The building facade must be located on the build-to line. Facade articulation such as window or wall recesses and projections are not considered as the building facade line, which begins at the applicable facade wall.

BUILDING - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, equipment, goods or materials of any kind or nature.

BUNGALOW COURT - A series of small detached single-unit houses that are arranged in the shape of a "U" to create a central common area.

CARE FACILITY - SENIOR CARE/LIVING - A multi-unit facility for health care and/or the transitional residency of seniors and/or persons in need of such health care, providing for a progression of residential living types from independent living in single units, to assisted and/or congregate living, and culminating in a full health and continuing care nursing home facility where any portion of the facility may include common dining and recreation areas and which provides supportive services, not primarily medical in nature, to facility residents for activities of daily living. A care/senior living facility may include a licensed adult day care program; such facility shall comply with all applicable federal, state and local laws, ordinances and regulations related to housing for the elderly. This term shall not include a group facility.

CARTWAY - The portion of a street right-of-way surfaced for vehicular use. Width is determined from face of curb to face of curb, or from one edge of driving surface to the other edge of driving surface.

CEMETERY/MAUSOLEUM - A lot or portion of land that is reserved for the burying of the deceased and that could contain mausoleums and columbaria but not crematoriums.

CIVIC BUILDING - A building intended to be a landmark for the community providing an essential service such as government offices, public meeting space or venue, library, concert hall, museum, church, etc.

COMMERCIAL BLOCK, LOW RISE - A continuous series of buildings of similar height and distance from the street that forms a street wall along a block. Low rise is considered one (1) to two (2) stories high. Uses can be varied along the block and vertically within individual buildings. See also MIXED USE.

COMMERCIAL BLOCK, MEDIUM RISE - A continuous series of buildings of similar height and distance from the street that forms a street wall along a block. Medium rise is considered three (3) to five (5) stories high. Uses can be varied along the block and vertically within individual buildings. See also MIXED USE.

- COMMERCIAL SCHOOL - A business establishment operated by a private or non-profit entity as a commercial enterprise where persons are instructed, taught a specific trade, vocation, avocation or business discipline, or trained. The term commercial school shall include, but not be limited to, activities such as dancing, music, sports/recreation, business, and technical training.
- COMMUNICATION TOWER - Any ground-mounted pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces, or masts, intended primarily for the purpose of mounting a communications antenna or similar apparatus above ground.
- COMMUNITY GARDEN - Shared cultivated spaces typically gardened and managed collectively by a group, either on undeveloped lots or on leased public lands, for private consumption (not for retail sale). Land may produce fruits, vegetables, herbs, and/or ornamentals.
- CONVENIENCE STORE - A business establishment that sells snack foods, prepared foods, beverages, limited grocery items, and may or may not accommodate fast food operations. Hours of operation are typically extended, compared to average retail establishments, and stores may be open 24 hours a day. A convenience store may accompany a fuel station.
- COURTYARD APARTMENT - A medium- to large-sized building consisting of multiple attached and/or stacked dwelling units that are centered around a common area. Units are accessed from the courtyard.
- CREMATORIUM - An establishment or structure in which the bodies of the dead are cremated.
- CULTURAL OR CIVIC INSTITUTION - See INDOOR RECREATION FACILITY, PUBLIC, and SCHOOL/ACADEMY.
- INDOOR RECREATION FACILITY - A RECREATION FACILITY situated indoors.
- PUBLIC - Owned, operated or controlled by a government or authorized entity (federal, state, or local, including a school, corporation and/or board created by law for the performance of certain specialized governmental functions).
- SCHOOL/ACADEMY - An institution, building or structure operated by an organization, having regular sessions, with regularly employed instructors and meeting all of the requirements of the Pennsylvania Department of Education for providing primary, secondary, post-secondary, undergraduate and/or graduate collegiate education. This definition shall not include privately operated, for-profit trade, vocation, avocation or business schools.
- DAYCARE CENTER (ADULT) - A facility that is licensed by the Pennsylvania Department of Human Services as a daycare center where care is provided for any number of adults, who are not relatives of the operator, at any one (1) time for part of a twenty-four (24) hour day.
- DAYCARE CENTER (YOUTH) - A facility that is licensed by the Pennsylvania Department of Human Services as a daycare center where care is provided for six (6) or more children under sixteen (16) years of age, excluding care provided to children who are relatives of the provider, for less than twenty-four (24) hours per day.
- DAYCARE HOME - A facility licensed by the Commonwealth of Pennsylvania located within a dwelling for the care on a regular basis during part of a twenty-four (24) hour day of not more than six (6) children under sixteen (16) years of age, excluding care provided to children who are relatives

of the provider. Such use shall be secondary to the use of the dwelling for living purposes, and persons who do not reside in the dwelling shall not be employed.

DETACHED SINGLE-UNIT HOUSE - A free-standing residential dwelling which may or may not include a detached or integral garage and/or detached or attached live/work unit. Term also includes mobile/manufactured home.

DUPLEX HOUSE - A two (2)-unit house. Units are attached, sharing a common wall; and each unit has its own separate entrance.

DWELLING UNIT - A structure or portion thereof intended to be used for non-transient residence, whether owner-occupied, leased, or rented.

ESSENTIAL SERVICES - The erection, construction, alteration or maintenance of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduit cables, fire alarm boxes, police call boxes, traffic signals, hydrants, street signs, cable television or other telecommunications transmission lines provided by public or private entities, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for public health, safety, or general welfare, but not including buildings. Communication towers shall not be considered essential services.

FACADE - The face of a building, especially the principal front that looks onto a street or open space.

FINANCIAL INSTITUTION - A business establishment where the principal business is the receipt, disbursement, or exchange of funds and currencies such as savings, loans, credit unions or check cashing establishments.

FOOD SERVICES - See RESTAURANT and TAVERN/BAR/PUB.

RESTAURANT, SITDOWN - A food service establishment where food is prepared and intended to be served to patrons at tables for consumption on the premises. Such business may or may not include drive-thru facilities.

RESTAURANT, TAKE-OUT - A food service establishment that serves ready-to-eat food, desserts or beverages available upon a short waiting time, generally in disposable containers or wrappers for immediate consumption off the premises, typically including a public service area with counter and queuing areas, and no table service.

TAVERN/BAR/PUB - A business establishment which provides on-site alcoholic beverage sales for drinking on the premises, where food is served only as an accessory use, where live entertainment (non-adult oriented) may also be provided, and where minors are not admitted unless accompanied by a parent or guardian.

FORESTRY - The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes which does not involve any land development.

FOURPLEX HOUSE - A four (4)-unit house. Units are attached, sharing a common wall(s); and each unit has its own separate entrance.

FRONTAGE - The portion of a property that abuts and is measured along the street right-of-way line.

FUNERAL HOME - A business establishment, including mortuaries, licensed by the Commonwealth of Pennsylvania that contains a suitable storage room for the deceased and may include embalming facilities and rooms for the display of burial ceremonies of the deceased, but excludes crematories.

GAS AND OIL WELL - Any well drilled, to be drilled, or used for the intended or actual production of gas and/or oil.

GOVERNMENT OPERATIONS - See EMERGENCY SERVICES, MUNICIPAL BUILDING, POST OFFICE.

EMERGENCY SERVICES - Ambulance, fire, police or other related safety services.

MUNICIPAL BUILDING - Any building, structure or lot used by the Borough, a municipal-related use or a municipal authority/commission created by the Borough. These uses shall include an administrative facility, firehouse and/or emergency medical service facility.

POST OFFICE - A building or structure used and maintained by the Postal Service of the United States of America for the purpose of collecting and/or distributing mail to the public.

GROUP FACILITY - A premises providing shelter, counseling, and other rehabilitative services in a family-like environment for more than nine (9) but fewer than fifteen (15) residents, plus such minimum supervisory personnel as may be required to meet standards of the licensing agency. Residents may not be legally related to the facility operators or supervisors and, by reason of mental or physical disability, chemical or alcohol dependency, family or school adjustment problems, or past correctional offenses require a minimal level of supervision but do not require medical or nursing care or general supervision. A group care facility must be licensed and/or approved by the Pennsylvania Department of Human Services.

HOME-BASED BUSINESS, NO-IMPACT - A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

The business activity shall be compatible with residential use.

The business shall employ no employees other than family members residing in the dwelling.

There shall be no display or sale of retail goods and no stockpiling of inventory of a substantial nature. This clause supersedes Section 301 D.

There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.

The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.

The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.

The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25) percent of the habitable space.

The business may not involve any illegal activity.

HOME OCCUPATION, LOW-IMPACT - A business or commercial activity carried on entirely within a building whose primary use is residential whose impacts exceed those of a no-impact home-based business.

INDUSTRIAL BUILDING - A facility where products or materials of all kinds are fabricated, assembled, or processed (large scale) such as assembly plants, laboratories, mills, factories, etc. Small scale activities such as printing, brewing, etc. may take place in other building types.

INDUSTRY, CRAFT - A business establishment where an artisan, craftsman, handworker or builder performs small scale craft, shop, or assembly work including sales of said finished niche products.

INDUSTRY, GENERAL - A business establishment that produces finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

INDUSTRY, OUTDOOR - See **LUMBER YARD, MAINTENANCE/STORAGE/SERVICE YARD**.

LUMBER YARD - A building, structure or lot where processed wood timbers and products are stored for bulk and retail sale. The term lumber yard does not include the sawing, shaving, chipping, stripping or otherwise processing of logs and wood timbers.

MAINTENANCE/STORAGE/SERVICE YARD - An area of land used for the storage of materials, supplies, etc., including the facilities thereof.

INSTITUTIONAL BUILDING - A hospital, jail, school, nursing home, etc. that has some guiding program, practice, and/or service.

LINEAR COURT - A series of detached single-unit houses and/or other attached residential dwellings that are arranged to create parallel fronts with a common area end-to-end.

LIVE/WORK UNIT - A free-standing accessory building or attached accessory unit for commercial, office, etc. purposes. Both the live/work unit and detached single-unit house must be occupied by the same resident, and the house must be the primary dwelling of the occupant.

LOT - A building site as defined by its legal boundary in a recorded deed, or proposed in a plan, that has legal access to a street and is intended as a unit for development or transfer of ownership. The term lot shall also include parcel.

LOT DEPTH - The measurement from the edge of cartway to the rear lot line of a given lot or parcel.

LOT LINE - A property boundary line, not including a right-of-way.

LOT WIDTH - The measurement from side lot line to side lot line at the front setback line or build-to line. When a street is curved, the measurement shall be made on the arc of the setback or build-to line.

MANSION APARTMENT - A large single-unit house, converted and divided into (or designed as) multiple dwelling units. May also include the conversion of other building types such as civic.

MIXED USE - A lot or building on or in which various uses, such as commercial, retail, office, and/or residential are combined as an integrated development on a single site. A single site may include contiguous but unconsolidated lots.

NONCONFORMANCE - Lots, parcels, uses, buildings, structures, or situations that do not conform with the current zoning regulations herein.

ILLEGAL NONCONFORMANCE - Instances of nonconformance created after the enactment of current zoning regulations.

LEGAL NONCONFORMANCE - Instances of nonconformance created before and continued after the enactment of current zoning regulations.

OFFICE - As defined herein, office shall be limited to the following:

BUSINESS OFFICE - A business establishment that generally operates on a first-come, first-served basis and which has relatively high pedestrian or customer traffic throughout the entire year, including utility payments, etc.

MEDICAL/VETERINARY OFFICE - A business establishment where at least one (1) licensed or professionally certified medical professional provides diagnostic health, medical, surgical, psychological and/or psychiatric services and/or treatment to the general public or animals without overnight accommodation and may include uses such as reception areas, waiting areas, consultation rooms, x-ray and minor operating rooms and a dispensary, providing that all such uses are accessed only from the interior of the building or structure.

PROFESSIONAL OFFICE - A business establishment that generally serves clients and operates on an appointment basis, with relatively low pedestrian or vehicular traffic, including offices of accountants, architects, attorneys, consultants, designers, engineers, insurance agents, medical professionals, realtors, financial advisors and the like.

OUTDOOR PARK AND RECREATION FACILITY - Outdoor open space for the general purposes of rest, relaxation, and/or recreation and owned and/or managed by a public and/or private entity. Term includes both passive and active recreation such as walking/biking trails, parks, playgrounds, and sport fields/courts, etc.

PARKING AREA - Any area intended for the parking of vehicles off-street. See Parking Arrangement and Placement figures for each zone.

PLACE OF ASSEMBLY - A building and/or lot that is designed for the assembly or collection of persons, for civic, political, religious, educational, or social purposes, and where recreation, amusement, or dining may occur as accessory activities. A place of assembly does not include a private club.

PLACE OF WORSHIP - A building and/or lot where people regularly observe, practice, or participate in religious or spiritual services, meetings and/or activities.

PLAZA - An open area usually located near buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops. See also SQUARE.

PRINCIPAL STRUCTURE - Any building or structure in which the main use of the premises takes place.

- PRINCIPAL USE** - The main use conducted on a lot, dominant in area, extent, or purpose to other uses which may also be on the lot.
- PRIVATE GARAGE** - An outbuilding for storing vehicles or household items by the occupants of the dwelling unit(s) on the lot.
- PRIVATE PARKING LOT** - A privately held parking lot, including parking aisles that provide access to parking spaces, but excluding any streets, driveways or access drives that provide access to the parking lot.
- PROPERTY LINE** - The legal boundary of a lot or parcel as recorded in a deed with the Westmoreland County Recorder of Deeds.
- RETAIL, LARGE-SCALE** - A business establishment located entirely within an enclosed building equal to or more than two thousand (2,000) gross square feet which sells goods, services or merchandise to the general public for personal, household or office consumption and which may include wholesaling but shall not include manufacturing or processing of the goods offered for sale.
- RETAIL, SMALL-SCALE** - A business establishment located entirely within an enclosed building less than two thousand (2,000) gross square feet that sells goods, services or merchandise to the general public for personal, household or office consumption and which shall not include wholesaling, manufacturing or processing of the goods offered for sale.
- RIGHT-OF-WAY** - The total width of any land reserved or dedicated for use as an alley, street, road, or crosswalk, or for any other public or private purpose.
- SECONDARY USE** - Any use in addition to a parcel's principal use which is permitted by right. Secondary uses shall be customary, appropriate, subordinate, incidental to, and serve the principal use.
- SETBACK** - A distance from an edge of cartway, lot line, or property line which building is prohibited.
- SOCIAL CLUB/HALL** - A for-profit or not-for-profit establishment operated by a private organization for social, recreational, educational or fraternal purpose, but open only to members and their guests and not to the general public.
- SQUARE** - A large open area in the center of a town or city, usually in the shape of a square, or the buildings surrounding it. See also PLAZA.
- STACKED UNITS, LOW RISE** - Multiple dwelling units (apartments) that are oriented atop one another and are also attached to other units sharing a common wall(s). Low rise is considered two (2) stories/units high.
- STACKED UNITS, MEDIUM RISE** - Multiple dwelling units (apartments) that are oriented atop one another and are also attached to other units sharing a common wall(s). Medium rise is considered three (3) to five (5) stories/units high.
- STOREFRONT** - A building facing the street with ground floor commercial/retail/office. Uses can be varied among multiple storefronts and vertically within individual buildings. See also COMMERCIAL BLOCK and MIXED USE.
- STORY** - The space between the floor and ceiling within a building used for living, work, storage, etc. above ground, not including basement.

STREET - The right-of-way and cartway intended for general public use to provide means of approach for vehicles and pedestrians. The term street includes alley, road, roadway, highway, or other similar designation.

STRUCTURE - Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

STUDIO - A business establishment used by an artist, photographer, or artisan or used for radio or television broadcasting.

TOWNHOUSE - A single-unit dwelling that is attached to another dwelling(s), sharing a common wall(s) and may or may not include a detached or integral garage.

TRIPLEX HOUSE - A three (3)-unit house. Units are attached, sharing a common wall(s); and each unit has its own separate entrance.

URBAN AGRICULTURE - The cultivation of plants and/or produce (for retail sale) in urban areas. Growing activity may occur indoors or outdoors.

VERGE - The narrow strip of ground along the side of a road between the cartway and sidewalk, typically covered with grass.

WAREHOUSE - A business establishment primarily engaged in storing merchandise, dry goods and foodstuffs for retailers, institutional, commercial or professional business customers or other wholesalers, not to the general public. The activities may include merchandise distribution.

APPENDIX A Allowable Street Trees

Small Trees

Mature Height: Under 30 Feet

Malus 'Centurion'		Malus 'Prairifire'	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Upright	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
rose-red flowers; unusual form		deep pink flowers	
Malus 'Jewelcole'		Malus 'Sentinel'	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Upright	Form	Vase
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
white flowers		pale pink flowers	
Malus 'Spring Snow'		Malus 'Sutyzam'	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Rounded	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
white flowers; fruitless		white flowers	

Small Trees

Mature Height: Under 30 Feet

Cornus kousa		Crataegus viridis	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Spreading	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
disease resistant; white flowers		few thorns; white flowers; persistent fruit	
Amelanchier grandiflora 'Princess Diana'		Amelanchier grandiflora 'Robin Hill'	
Native to Pennsylvania	Yes	Native to Pennsylvania	Yes
Form	Rounded	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	No	Harsh Urban Conditions	No
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
yellow flower buds; white flowers		white flowers; attractive fall foliage	
Acer buergerianum		Acer tataricum ginnala	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Rounded	Form	Spreading
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	No	Fruit Bearing	Yes
Flower	No	Flower	Yes
Notes		Notes	
slow growth; availability may be limited		considered invasive in some states	

Medium Trees

Mature Height: 30 to 50 Feet

Betula nigra 'Cully'		Gleditsia triacanthos 'Impcole'	
Native to Pennsylvania	Yes	Native to Pennsylvania	Yes
Form	Conical	Form	Vase
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	No	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	No
Flower	No	Flower	No
Notes		Notes	
sensitive to alkaline soil		smaller growing	
Cladrastis kentukea		Acer campestre	
Native to Pennsylvania	No	Native to Pennsylvania	No
Form	Spreading	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	No	Harsh Urban Conditions	Yes
Fruit Bearing	No	Fruit Bearing	No
Flower	Yes	Flower	No
Notes		Notes	
weak branch structure; drought sensitive		yellow fall color	

Large Trees

Mature Height: Over 50 Feet

Gleditsia triacanthos 'Shademaster'		Gleditsia triacanthos 'Skyline'	
Native to Pennsylvania	Yes	Native to Pennsylvania	Yes
Form	Spreading	Form	Spreading
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	No	Fruit Bearing	No
Flower	No	Flower	No
Notes		Notes	
vigorous growth; yellow fall color		upright branching; yellow fall color	
Gymnocladus dioica		Quercus bicolor	
Native to Pennsylvania	No	Native to Pennsylvania	Yes
Form	Spreading	Form	Rounded
Salt Tolerance	Yes	Salt Tolerance	Yes
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	No	Fruit Bearing	No
Flower	No	Flower	No
Notes		Notes	
tough tree; seed pods can be messy		tougher than white oak; orange-gold fall color	
Tilia americana		Liriodendron tulipifera	
Native to Pennsylvania	Yes	Native to Pennsylvania	Yes
Form	Rounded	Form	Upright
Salt Tolerance	Yes	Salt Tolerance	No
Harsh Urban Conditions	Yes	Harsh Urban Conditions	Yes
Fruit Bearing	Yes	Fruit Bearing	Yes
Flower	Yes	Flower	Yes
Notes		Notes	
grows well in poor conditions acorns can be messy		flowers have pleasant fragrance	

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TECHNICAL RESOURCES AND
MUNICIPAL SERVICES PROGRAM