

BOROUGH OF CORAOPOLIS
ZONING ORDINANCE

Ordinance No. 1814

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ARTICLE I

PRELIMINARY PROVISIONS

Section 100 Enacting Clause

Be it ordained and enacted by the Borough Council of the Borough of Coraopolis, Allegheny County, Pennsylvania, assembled, and it is hereby ordained and enacted by the authority of the same, that from and after the passage and approval of this Ordinance, the several classes of districts specified herein shall be established and the following regulations shall be in full force and effect.

Section 101 Short Title

This Ordinance shall be known as, and may be cited as, "The Coraopolis Borough Zoning Ordinance".

Section 102 Validity and Conflict

- A. If any section, subsection, clause or phrase of this Ordinance is for reason held to be invalid or unconstitutional, such action shall not affect the validity or constitutionality of the remaining sections, subsections, clauses or phrases.
- B. Where conflicts exist between this Ordinance and other ordinances or regulations of the Borough, or of a higher level of government, or legal restrictive covenants applied by landowners to their property, the ordinance, regulation, or covenant establishing the higher standard for the protection of the public health, safety and welfare shall prevail.
- C. All ordinances or parts thereof in conflict with this Zoning Ordinance, inconsistent with its provisions or less restrictive are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 103 Purposes of the Ordinance

This Ordinance is deemed necessary to:

- A. Promote the public health, safety, morals and general welfare of the residents of the Borough of Coraopolis and the general public as a whole;
- B. Encourage practical and coordinated community development throughout the Borough of Coraopolis;

- C. Establish proper density of population in the various zoning districts and provide adequate light, air and amenity therein;
- D. Facilitate the economical provision of public highways and streets, vehicle parking, public transportation, water supply, sewage disposal, public schools, parks and open spaces and other public requirements;
- E. Prevent the overcrowding or improper or incompatible development or use of land, to prevent blighting conditions and congestion or hazard in travel and transportation;
- F. Secure the safety of health, life and property from fire, flood, panic, noise, noxious fumes, explosion and other dangers;
- G. Conserve and stabilize property values through encouragement of the most appropriate uses of land in relation to one another;
- H. Preserve flood plains, steep hillsides and recreation lands from conflict with development and from erosion; and
- I. Facilitate generally, orderly and compatible growth and expansion within the Borough of Coraopolis and the programming of public improvements.

Section 104 Community Development Objectives

In addition to the purposes listed in Section 130, the following specific Community Development Objectives are considered the basis upon which the zoning districts and regulations of this Ordinance are established. These Objectives are a statement of legislative findings of the Borough Council and are concerned with land use patterns, density of population, and the location and function of streets and other community facilities and utilities.

- A. The existing municipal tax base should be preserved and enhanced.
- B. The spread of blight should be halted and older housing should be upgraded.
- C. Vacant or underutilized structures should be recycled for new uses or more fully utilized to their full potential.
- D. Existing desirable commercial and industrial land uses should be encouraged to remain, improve and expand, and new businesses should be invited to become established in the Borough of Coraopolis in appropriate locations.

- E. Further development in areas susceptible to flooding or on steep slope lands should be carefully regulated and recreational or open space uses encouraged in these areas.
- F. The private and public renewal of the Borough of Coraopolis in the future should result in an inviting and compatible residential, commercial and industrial environment.
- G. Streets should function to move present and expected traffic volumes as safely and smoothly as possible and new development should not interfere with this objective.

Section 105 Filing

This Ordinance, including the Zoning Map and any subsequent amendments to the text and map, shall be on file and be viewed by any interested party in the Municipal Building during regular business hours.

ARTICLE II
DEFINITIONS

Section 200 General Rules

- A. Words used in the present tense include the future tense;
- B. The particular shall control the general;
- C. The singular number includes the plural and the plural number includes the singular;
- D. The masculine gender includes the feminine;
- E. The word PERSON or the word DEVELOPER includes a firm, association, partnership, trust, company or corporation as well as an individual;
- F. The word SHALL is mandatory; the word NAY is permissive;
- G. The word LOT includes "plot", "piece", "parcel" or "tract" of land;
- H. The words USED or OCCUPIED include the words "intended, arranged, maintained or designed to be used or occupied", and;
- I. Words used in this Ordinance and not otherwise defined in Section 210 shall have the same meaning as in a standard dictionary.

Section 201 Specific Definitions

Access Drive: The area between the traveled portion of a roadway and a parking lot used by motor vehicles for access to and from the parking lot, but does not include an aisle.

Accessory Structure: A structure that is on the same lot as, but detached from, the principal building or structure and is incidental and subordinate to the principal structure or principal use of the land, including but not limited to storage sheds, private garages, and the like. An accessory structure shall not be installed or constructed in advance of the principal structure or use.

Accessory Use: A use customarily subordinate and incidental to the principal use of the land located on the same lot as the principal use.

Adult-Oriented Business: An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, or adult theater.

Alterations, Structural: Any change in the support members of a building such as bearing walls, columns, beams, or girders; changes in the means of ingress and/or egress; enlargement of floor area or height of a structure; or relocation of a structure from one position to another.

Amendment: Any addition, deletion or revision of any part of the zoning ordinance text or zoning map officially approved by Borough Council after public hearing.

Amusement Enterprise: Recreation facilities, including but not limited to movie or live entertainment theatre, bowling alleys, dance halls, body building, pool and billiard halls, electronic games and similar uses are conducted entirely within an enclosed building, and involving no gambling or activities that appeal to the prurient interest of customers, including any Adult-Oriented Business. Pool and billiard halls shall be premises with more than two (2) tables, while electronic game parlors shall be premises with more than two (2) coin-operated machines with or without a video display.

Animal Grooming Facility: An establishment for the grooming and aesthetic enhancement of domestic animals that does not include medical or surgical treatment, or overnight boarding facilities.

Antenna: Any system of wires, rods, discs, panels, flat panels, dishes, whips, or other similar devices used for the transmission or reception of wireless signals. An antenna may include an omnidirectional antenna (rod), directional antenna (panel), parabolic antenna (disc) or any other wireless antenna. An antenna shall not include Communications Towers as defined herein.

Apartment:

- a. Conversion Apartment: A dwelling unit established from a portion of an already existing single family dwelling, each dwelling to contain its own cooking, food storage, bathing and toilet facilities and separate means of access to the outside.
- b. Efficiency Apartment: A dwelling unit designed as one room except for bathing and toilet facilities in one room and cooking and food storage in an alcove, closet or attached room.

- c. Garage Apartment: A secondary dwelling unit located on a parcel with an existing single-family residence.
- d. Garden Apartment: A multi-family residential building no more than three stories in height containing three or more dwelling units which share a common entrance to the outside, usually through a common corridor, and which dwelling units may have other dwelling units either above or below them.
- e. High-Rise Apartment: A multi-family residential building containing at least four residential floors and which share a common entrance and/or common interior corridor.

Applicant: A landowner or developer who has filed an application for development, permit or approval pursuant to this Ordinance, including his heirs, successors, assigns, or agents.

Architect: A professional architect licensed as such in the Commonwealth of Pennsylvania.

Automobile Repair Garage: A building, or part thereof, used for the servicing, repairing, or retreading of tires for vehicles and where all storage of parts and dismantled vehicles and all repair work are conducted entirely inside an enclosed building. Businesses solely devoted to vehicle electronics repair and/or installation shall be considered retail stores.

Automobile Sales and Service: A retail establishment which may include one or more of the following: an open area, other than a street, for the display and sale or rental of new or used automobiles and light duty trucks; buildings which may contain offices and showrooms; an area within a completely enclosed building where reconditioning, preparation, accessory installation, repairs, and/or servicing of vehicles is performed. All parts of the business shall be on the same or contiguous lots.

Bakery Shop: See Food and Grocery Store.

Bank / Financial Institution: A business in which money is kept for saving or commercial purposes, is invested, supplied for loans, and/or exchanged.

Basement: Any portion of a building (or story) that is partly or completely below ground or the adjacent ground level of the lot.

Bed and Breakfast: A detached dwelling which is the principal residence of the operator and in which a maximum of five sleeping rooms are provided for overnight guests for a period of no more than 14 consecutive nights in a 90-day period, with or without breakfast meals, for compensation. This

definition shall not include a boarding house, rooming house, group home, motel, hotel, or the like.

Boarding House: An establishment, including a fraternity or sorority house, with lodging for five or more persons where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

Brewery or Micro-Brewery Pub: A facility that produces specialty beers using limited production facilities. A facility such as this typically only produces and sells its beers locally and they may or may not serve food on the premises.

Buffer: A fence, trees, grass, ground cover, shrubs, bushes, natural landscaping, a natural change of grade, or any combination of these conditions that protect residential development from potential negative impacts of adjacent, incompatible land uses.

Building: A roofed structure, whether or not enclosed by walls, to be used for shelter, enclosure, or protection of persons, goods, materials, or animals.

- a. **Building Area:** The area of lot within the setback lines inside which building construction may occur.
- b. **Building, Enclosed:** A building in which all exterior walls are solid except for windows and doors.
- c. **Building Height:** The vertical distance between finished grade and the top of a wall parapet if a flat roofed building or halfway between the gutter and ridge lines if a sloped roofed building.
- d. **Building Line:** The setback distance from the street abutting a lot behind which building construction may occur, such minimum distance specified by this Ordinance for each zoning district.
- e. **Building Permit:** A certificate issued by the Zoning Officer attesting that a developer proposal meets all requirements of this Ordinance and authorizing construction to proceed.

Business Services: A commercial establishment which provides services primarily to businesses and offices on a fee or contract basis, such as, advertising and public relations, management and consulting services, security and maintenance services, financial or secretarial services, equipment rental or leasing, photocopying or document reproduction, and/or computer and data processing services.

Candy or Ice Cream Store: An establishment which sells candy items and/or ice-cream for consumption on or off the premises.

Car Wash: An area of land and/or a structure with machine or hand-operated facilities used primarily for the interior and/or exterior cleaning, washing, polishing, or waxing of motor vehicles and whereas no repairs or sales of petroleum fuel or lubricants are performed.

Cemetery: A burial place or ground for human remains, including a graveyard, mausoleum, and columbarium, but not including a crematorium.

Centerline: A line parallel with the length of a street and equidistant from the right-of-way lines on either side of the street.

Church or Place of Worship: An institution of any denomination where people regularly observe, practice or participate in religious or spiritual services, meetings and/or activities. A convent, rectory, monastery, and parish house shall be considered accessory uses to a place of worship.

Club, Fraternal, or Service Organization: A non-profit civic, social, educational, recreational or cultural organization chartered under laws of the Commonwealth but not including residential accommodations except for the manager and his family.

Co-location: The mounting of one or more Wireless Communication Facilities (WCFs), including antennae, on an existing Communications Tower, or on any structure that already supports at least one Communications Antenna.

Commercial Multi-Family Plan: A proposal for development of a tract of land that allows a more flexible arrangement of lots or apartment buildings provided an overall density of established by this Ordinance for the zoning district containing the tract is not exceeded and recreation areas are provided for the residents.

Common Open Space: a parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.

Communications Antenna: All Non-Tower Wireless Communication Facilities, including but not limited to, antennae and related equipment attached to the wireless support structure. Communication Antennas shall not include support structures for antennae or any related equipment that is mounted to the ground or at ground level.

Communication Equipment Building: Any unmanned Building, Court, or other enclosure containing equipment or control devices for the operation of a Communications Antenna.

Communications Tower: Any structure that is used for the purpose of supporting one or more Antennae, including but not limited to, self-supporting lattice towers, guy towers, and monopoles, utility poles, and light poles. Distributed antenna system hub facilities are considered to be Communications Towers.

Communications Tower, Height of: The vertical distance measured from the ground level to the highest point on a communications tower, including any communications antennae mounted on the tower.

Communications Tower, Related Equipment: Any piece of equipment related to, incidental to, or necessary for, the operation of a Communications Tower or Communications Antenna. By way of illustration, not limitation, Related Equipment includes generators and base stations.

Community Unit Plan: A proposal for development of a tract of land allowing a more flexible arrangement of lots or residential buildings provided an overall density established by this Ordinance for the zoning district containing the tract is not exceeded and recreation areas are provided for the residents.

Conditional Use: An authorized use which may be granted only by the Borough Council pursuant to the express standards and criteria prescribed in this Chapter, after review and recommendation by the Planning Commission and a public hearing by the Borough Council pursuant to public notice. Conditional uses are further discussed in Article V of this Ordinance.

Construction: The erection, renovation, repair, extension, expansion, alteration, or relocation of a building, structure, or site improvements including the placement of mobile homes.

Contractor Storage/Supply Yard: A commercial establishment storing or offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods. Supply yards do not include the wrecking, salvaging, dismantling or storage of automobiles and similar vehicles.

Convenience Store: A retail establishment offering for sale food products, household items, and other goods commonly associated with the same and

generally having a gross floor area of less than 10,000 square feet. Convenience stores shall not include fuel sales unless fuel sales specifically permitted in the Zoning District.

Convent/Monastery/Rectory/Parish House: An accessory use and accessory structure associated with a Place of Worship where priests, clergy members, nuns, monks, and/or pastors may reside.

County: Allegheny County, Pennsylvania, and any departments or agencies thereof.

County Planning Agency: Allegheny County Department of Economic Development, Planning Division, or any agency successor thereto.

Contour: A line connecting all the points that are the same distance above or below an established elevation, with each such line equidistant vertically from adjacent lines, this distance being the "contour interval".

Corner Lot: A lot which abuts two (2) or more streets that intersect at one (1) or more corners of the lot.

Crematorium: An establishment containing properly installed and certified apparatus for use in the act of cremation, including both human and pet/animal crematoriums.

Curative Amendment: A proposed revision of this Ordinance initiated by a landowner or by the Borough intended to correct a defect in the regulations contended by the initiating party.

Cut: Earth material excavated on a lot and moved elsewhere as part of a grading operation in connection with the development of a lot.

Day Care Center: A facility, licensed by the Commonwealth, located within a building which is not used as a dwelling unit, for the care of children under the age of 16, or handicapped or elderly persons during part of a 24-hour day.

Decision: Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this act to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the court of common pleas of the county and judicial district wherein the municipality lies.

Delicatessen: See Food & Grocery Store.

Density: A measure of intensity of residential development, number of dwelling units per acre of land, exclusive of public streets and grounds.

Determination: Final action by an officer, body or agency charged with the administration of any land use ordinance or applications thereunder, except the following:

- (1) the governing body.
- (2) the zoning hearing board.
- (3) the planning agency, only if and to the extent the planning agency is charged with final decision on preliminary or final plans under the subdivision and land development ordinance or planned residential development provisions.

Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

Developer: Any landowner or agent of such landowner, or tenant with permission of such landowner, who proposes, makes or causes to be made an application for subdivision and/or land development, permit, or approval pursuant to this Ordinance.

Development Plan: The provisions for development, including a planned residential development, a planned non-residential development, a land development, a plat of subdivision, all covenants relating to use, location and bulk of building and other structures, intensity of use or density of development, streets, ways, and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" shall mean the written and graphic materials referred to in this definition.

Distillery: A distillery business containing a tasting room where spirits are manufactured, packaged, sold, and/or stored on the premises.

Domestic Pets: Animals, reptiles, fish, and/or fowl normally permitted in a house and kept for company or pleasure such as dogs, cats, hamsters, gerbils, canaries, parakeets, and similar animals or fowl, but not including: (1) any animal, reptile, fish, and/or fowl normally found on a farm; (2) any other animal, reptile, fish, and/or fowl normally found in a zoo; (3) any other exotic animals. Domestic pets shall not include a sufficient number to constitute a kennel, as defined herein.

Dormitory: A building used as a group living facility for a student body or other group as an associated use to a college, university, boarding school or other similar educational use.

Driveway: A private vehicular access route serving only one parcel or lot which provides access to a public street, but which does not provide access to any other lot or parcel under separate ownership.

Drug Store/ Pharmacy: A retail store not exceeding 5,000 square feet of gross floor area which primarily sells prescription drugs, patient medicines, and surgical and sickroom supplies.

Dwelling: A building, portion thereof or other structure used primarily for human habitation (whether permanent or seasonal), providing complete housekeeping facilities and which includes exclusive sleeping, cooking, eating, and sanitation facilities and a separate entrance for each unit. The word "dwelling" shall not include hotels, motels, fraternity or sorority houses, group residences, institutional facilities, nursing homes, or similar uses for group residence. Dwelling types shall include the following:

- a. Single-Family Dwelling: A residential building containing one dwelling unit which is the only principal building on the lot and which has a minimum gross floor area of 500 square feet.
- b. Two-Family Dwelling: A residential building containing two independent dwelling units, each having a separate entrance, and which is the only principal building on the lot.
- c. Quad-Plex/Tri-Plex: A detached residential building divided by two common party walls into three or four distinct and separate dwelling units where each dwelling unit has direct access to the outdoors.
- d. Townhouse: A multi-family residential building no more than two and one-half stories in height which contains no more than eight dwelling units, each of which are separated from the adjoining unit or units by a continuous, unpierced vertical wall extending from the basement to the roof, each unit having independent access directly to the outside and having no other units above or below.

Earth Movement or Grading: The rearrangement of the earth surface on a lot by mechanical means in accordance with an approved plan in the course of development of a lot.

Easement: A grant by a property owner for the use of a strip of land for a specific purpose or purposes, by the general public, a corporation, or a certain person or persons.

Essential Services: The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies 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, 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 the public health or safety or general welfare, but not including buildings. Communication towers shall not be considered essential services for the purposes of this Ordinance.

Family: An individual or a group of persons related by blood, marriage or adoption, or not more than three (3) unrelated individuals living together in the same dwelling unit.

Feed and Grain Business: A retail store that sells feed, grain, and other agricultural materials related to the production of crops or the raising of livestock.

Fill: Earth material collected elsewhere and deposited over undisturbed earth as part of a grading operation in connection with development of a lot.

Findings: Facts developed from the testimony of witnesses and conclusions determined by the examining body as the basis for deciding an appeal raised by application of the requirements of this Ordinance.

Flex Space: A building or buildings that can be divided in use by one tenant or multiple tenants primarily for office, light manufacturing, pilot manufacturing, research and development, warehousing, and associated administrative space.

Floor Area Ratio: The total floor area of all floors in a building relative to the lot area, with the lot area being considered the whole number one (1). Floor area shall include all walls and all space with a floor to ceiling height of six (6) feet or greater and be measures based on the interior dimensions of walls and ceiling. .

Florist: A retail store that sells and arranges plants and cut flowers.

Food & Grocery Store: An establishment that may include any of the following: supermarkets; bakeries, dairies, delicatessens; but not including convenience stores.

Fraternity or Sorority House: An establishment with lodging for five (5) or more persons actively enrolled in a college or university and members of a fraternity or sorority where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

Frontage: The width of a lot along the street that provides the principal access to the lot. The front lot line is the line that is coterminous with the street right-of-way line.

Fuel Sales: The retail sale of motor vehicle fuel, including but not limited to gasoline, diesel, compressed natural gas, and electric.

Funeral Home: A building used for the embalming of the deceased for burial, but not including cremation, and for the display of the deceased and ceremonies connected therewith before burial or cremation.

Garage, Private: An accessory building on a residential lot that may be attached to a dwelling, or a space within a dwelling building for storing vehicles operated by the residents of the dwelling, and not to be used as an auto repair shop except for such vehicles.

Garden Supply/Plant Materials Store: A business primarily engaged in selling indoor or outdoor grown plants and landscaping materials to the general public.

Group Care Facility: An establishment, including but not limited to, an assisted living facility, independent living facility, and personal care home, that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social and/or rehabilitative services provided by governmental agencies, their licensed or certified agents, or any responsible non-profit corporation meeting the minimum requirements of the sponsoring agency. Supervision shall be provided by responsible adults whose number shall be determined and certified by the sponsoring agency; however, no less than one responsible adult shall always be in the actual facility on a 24-hour basis. The number of residents shall not exceed one (1) person for every 300 square feet of gross floor area, excluding supervisory adults and the children of supervisory adults. This category shall not include correctional facilities or other facilities operated by or under the jurisdiction of any government bureau of corrections or similar institution.

Group Residence: A dwelling unit in a residential area where room and board are provided to six or fewer unrelated persons of any age who are permanent residents, who are mentally or physically handicapped and who are in need of supervision and specialized services, including necessary staff who may or may not reside in the dwelling and who provide health, social and/or rehabilitative services to the residents; such services being provided by a governmental agency, its licensed or certified agents or any other responsible nonprofit corporation meeting the minimum requirements of the sponsoring agency. This category shall not include correctional

facilities or other facilities operated by or under the jurisdiction of any government bureau of corrections or similar institution.

Half-Way House: A residential facility that provides a supervised environment to ease the transition of its residents between institution living and independent living, and is conducted under regulations of the Commonwealth and the auspices of a social service agency.

Health Club or Fitness Center: A facility intended to provide wholesome exercise, athletic training or practice or physical therapy, but not including any activities that appeal mainly to the prurient interests.

Hearing Officer: An individual member of the Zoning Hearing Board appointed by the Board to hear and provide a decision on a case before the Zoning Hearing Board, such decision appealable to the Zoning Hearing Board as a whole.

Heavy Manufacturing: The mechanical or chemical transformation of raw materials or substances into new products or other raw materials or any manufacturing process not included in the definition of Light Manufacturing as defined in this Ordinance.

Home Occupation: A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling, but which does not meet the requirements of a no-impact home-based business.

Homeowners' Association: An organization of all the property owners in a community unit or multi-family development plan with responsibility to maintain all those areas of, and facilities within the plan held in common by the property owners if other than the Developer or his successors.

Hospital: An establishment that provides diagnostic health services and extensive medical, surgical and/or psychiatric services and/or treatment either through inpatient care or on an emergency outpatient basis.

Hotel: An establishment which provides transient lodging accommodations to the general public and which may provide such additional supporting services as restaurants, meeting rooms, recreation facilities and living quarters for a resident manager or proprietor.

Indoor Recreation Facility: An establishment consisting of indoor facilities for the pursuit of sports, recreation and leisure activities including, but not limited to, tennis or racquet clubs, fitness clubs, swimming pools, and similar facilities.

Kennel: An establishment, whether for profit or not, where more than four (4) dogs or more than six (6) cats who are more than six (6) months old are kept, bred, trained, groomed, boarded and/or administered veterinary services.

Land Development: any of the following activities:

The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

- a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
- b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- c) A subdivision of land.
- d) Development in accordance with section 503(1.1) of the Municipalities Planning Code.

Landowner: the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

Laundromat: An establishment with coin-operated washing machines and dryers for public use.

Life Care Facility: A facility for the transitional residency of elderly and/or disabled persons, progressing from independent living in single-family units to congregate apartment living where residents share common meals and culminating in a full health and continuing care nursing home facility.

Light Manufacturing: The processing and fabrication of certain materials and products where no process involved will produce noises, vibration, air pollution, fire hazard, or noxious emissions which will disturb or endanger neighboring lots. Light manufacturing includes the production of the following goods: home appliances, electrical instruments, office machines, precision instruments, electronic devices, clocks/watches, jewelry, optical goods, musical instruments, novelties, wood products, printed material, lithographic plates, type composition, machine tools, dies and gauges, ceramics, apparel, lightweight nonferrous metal castings, film processing,

light sheet metal products, plastic goods, pharmaceutical goods and food products, but no animal slaughtering, curing nor rendering of fats.

Liquor Store: A retail store that predominantly sells prepackaged alcoholic beverages, typically in bottles, intended to be consumed off the store's premises. These stores must be licensed and approved by the Pennsylvania Liquor Control Board.

Loading Area: A portion of a lot occupied by multiple family apartment buildings, commercial or industrial uses intended for the use of servicing vehicles exclusively.

Lot: a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

- a. **Lot Area:** All the ground surface measured within the perimeter lines of a lot.
- b. **Lot Coverage:** The maximum area within the setback lines in a lot that may be occupied by buildings.
- c. **Lot Line:** The boundary line, or part of such line, describing the perimeter of a lot.
- d. **Lot, Corner:** A lot at the intersection of, and fronting on, two or more street rights of way at adjacent lot lines. All lot lines contiguous with a street right-of-way shall be considered front lot lines. Remaining lot lines shall be considered side lot lines.
- e. **Lot, Through:** Any lot, except a corner lot, bounded on opposite sides by streets. All lot lines contiguous with a street right-of-way shall be considered front lot lines. Remaining lot lines shall be considered side lot lines.
- f. **Lot Line, Front:** A lot line that is contiguous with the street right-of-way line..
- g. **Lot Line, Rear:** The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line.
- h. **Lot Line, Side:** Any lot line which is not a front lot line or a rear lot line.

- i. Lot Width: The distance across a lot measured along the front setback line between the side lot lines.
- j. Lot of Record: A lot of legal record on file with the Allegheny County Recorder of Deeds, pursuant with statutes governing recording.

Manufacturing: The creation of a marketable product from raw materials or partially completed assemblies prepared elsewhere with value added as a result of the process.

Marina: A business establishment for the secure mooring of recreational boats, including facilities for storage and repair of boats and the sale of boating supplies and fuel, for use by the owner or resident of the lot, and those other than the owner or resident of the lot, upon which the facility is located. A marina may include a restaurant and/or boat and motor sale store as an accessory use.

Massage Therapy Establishment: Any business or part thereof where massage services are provided by a person having graduated from a massage therapy training program approved by the Pennsylvania State Board of Private Licensed Schools, or equivalent agency, if trained in another State, by a person certified through a massage therapy certification exam approved by the National Commission for Certifying Agencies, by a person certified through the National Certification Board for Therapeutic Massage and Bodywork, or by a person who is a practitioner or higher level member of the American Massage Therapy Association (AMTA), Associated Bodywork and Massage Professionals (ABMP), or International Massage Association (IMA).

Medical Clinic: An establishment, excluding a medical office and business or professional office, where two or more medical professionals licensed by the Pennsylvania Department of Health provide diagnostic health, medical, surgical, and/or psychiatric services and/or treatment to the general public, where patients are not provided with board or kept overnight, and shall include such uses as reception areas, waiting areas, consultation rooms, x-ray and minor operating rooms and a dispensary, provided that all such uses have access only from the interior of the building or structure.

Mineral: Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas

Mixed Use Building: A building which houses a mix of both nonresidential and residential uses, with the residential uses located on the upper floors and the nonresidential uses located on any floor within the building.

Mobile Home: a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Monopole: A Wireless Communication Facility or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support Communications Antennae and connecting appurtenances.

No-Impact Home-Based Business: 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:

- a. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- b. The business shall employ no employees other than family members residing in the dwelling.
- c. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- d. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- e. 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.
- f. 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.

- g. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- h. The business may not involve any illegal activity.

Non-Conforming Lot: A lot that the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Non-Conforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

Non-Conforming Use: A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Nursing Home: A facility licensed by the Commonwealth of Pennsylvania that is engaged in providing a patient nursing and health related personal care, utilizing in whole or in part, licensed and/or registered nurses, excluding hospital services and excluding day-to-day personal care which is not health care by licensed or registered nurses.

Occupancy Permit: A certificate issued by the Zoning Officer attesting that the construction for which a building permit has been issued has been completed in accordance with the building permit and may be occupied, or attesting that a proposed new occupancy or use on a lot, but not requiring a building permit, is a permitted use or has been approved as a conditional use.

Office, Business or Professional: Any office of recognized professions such as doctors, lawyers, architects, engineers, real estate brokers, insurance agents, and others who, through training, are qualified to perform services of a professional nature and other offices used primarily for accounting, corresponding, research, editing or other administrative functions, but not including banks or other financial institutions.

Office, Medical: A building or a series of buildings or rooms where one or more licensed medical professionals provide diagnosis and treatment to the general public without overnight observation. A medical office shall include such uses as reception areas, offices, examination rooms and x-ray rooms, provided that all such uses have access only from the interior of the building. A medical office shall not include a pharmacy or surgical suites.

Oil and Gas Operations and Facilities: This term includes the following: well location assessment, including the seismic operations, well site preparation, construction, drilling, hydraulic fracturing and site restoration associated with an oil or gas well of any depth; water and other fluid storage or impoundment areas used exclusively for oil and gas operations; construction, installation, use, maintenance, and repair of oil and gas pipelines, natural gas compressor stations, and natural gas processing plants or facilities performing equivalent functions; and, construction, installation, use, maintenance and repair of all equipment directly associated with activities specified, to the extent that the equipment is necessarily located at or immediately adjacent to a well site, impoundment area, oil and gas pipeline, natural gas compressor station, or natural gas processing plant, and the activities are authorized and permitted under the authority of a federal or commonwealth agency.

Open Space: Public or private land used for recreation, resource protection, amenity and/or buffers, not including any area of a lot, any part an existing or future street right-of-way, easement of access or areas set aside for public or private utilities, stormwater facilities and easements.

Outdoor Recreational Facility: A facility where activities are conducted primarily for entertainment, amusement, or recreational purposes and occurring outside an enclosed structure, with ancillary services (such as restrooms, offices, electronic games, and refreshments) conducted within an enclosed building located on the same property. Outdoor recreational activities shall include, but not be limited to, miniature golf, go-cart tracks, amusement rides or devices, swimming pools, festivals, fairs, flea markets, concerts, athletic fields, or any other similar activities.

Parking, Required: The minimum number of parking spaces to be provided in support of an activity on the same lot, or guaranteed in a nearby location, in accordance with this Ordinance.

- a. Parking Lot: An area wholly outside any public street right-of-way constructed to accommodate the storage of vehicles and connected to a public street or streets by a driveway or access lane.
- b. Parking Space: An area within a parking lot intended for the storage of one (1) vehicle and adjacent to an access lane.

Permitted Use: An activity that is expressly allowed by right as the principal use of a lot because the lot is located in a zoning district where the activity or use is permitted.

Personal Services: Any enterprise providing services pertaining to the person, their apparel, or personal effects commonly carried on or about the person, including, but not limited to, shoe repair, tailoring, clothes cleaning, watch repairing, barber shops, beauty parlors, tattoo parlors, body piercing establishments and/or other related activities.

Pilot Manufacturing: An establishment or part thereof used to test concepts and ideas, determine physical layouts, material flows and processes, types of equipment required, costs and other information necessary prior to undertaking full-scale production.

Place of Assembly: A public or private lot of land, building or structure that is designed for the assembly or collection of persons, for civic, political, religious, educational, social purposes and where recreation, amusement or dining occur as accessory activities.

Principal Use of a Structure or Lot: The main use to which a structure or lot is to be devoted, making all other activity on the lot accessory to the main use.

Printing/Publishing/Engraving: A retail establishment primarily devoted to providing area businesses and residents with printing services, publishing services, and the general engraving of products sold in the printing/publishing/engraving store.

Public Building: Buildings, structures, or uses belonging to, or affecting, any duly authorized governmental body or municipal authority, which is available for common or general use by all, including municipal buildings, fire stations, emergency service facilities, and/or libraries but excluding schools.

Public Hearing: a formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this act..

Research & Development: Any establishment which carries on an investigation in the natural, physical or social sciences, or engineering or development as an extension of such investigation with the objective of creating end products which may include pilot manufacturing, as defined by this Ordinance.

Restaurant, High-Turnover: A sit-down and/or carry-out eating establishment with turnover rates typically less than one (1) hour in duration, where food is ordered at tableside and does not utilize drive-through facilities, that generates greater than 20 combined peak-hour weekday trips per 1,000 square feet of gross floor area, and that generally has a gross floor area open to the public greater than 1,000 square feet in size.

Restaurant, Low-Turnover: A sit-down type eating establishment with turnover rates typically at more than one (1) hour in duration, where food is ordered at tableside for eat-in only, that generates less than 20 combined (a.m. and p.m.) peak-hour weekday trips per 1,000 square feet of gross floor area that is open to public use, and where the gross floor area of space open to public use does not exceed 5,000 square feet.

Restaurant, with Drive Thru: A sit-down and/or carry-out eating establishment with turnover rates typically less than one (1) hour in duration, where food is ordered at tableside and does utilize drive-through facilities, that generates greater than 20 combined peak-hour weekday trips per 1,000 square feet of gross floor area, and that generally has a gross floor area open to the public greater than 1,000 square feet in size.

Retail Store: A business establishment located entirely within an enclosed building which 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: A strip of land over which passage is guaranteed, either to the public for general or restricted vehicular and/or pedestrian passage, or to utilities as an easement for the passage and maintenance of segments of a distribution or collection system.

School: A place of instruction operated by a public, private or religious organization, having regular sessions, with regularly employed instructors and meeting all of the requirements of the Pennsylvania Department of Education for providing primary, secondary, vocational or post-secondary education.

Self-Service Storage Facility: A building or group of buildings in a controlled access and fenced compound that contains various sizes of individualized, compartmentalized and controlled access stalls and/or lockers leased by the general public for a specified period of time for the dead storage of personal goods.

Service Station: A commercial facility providing for the daily maintenance and supply of motor vehicles but not including auto body repair and refinishing, engine overhaul, or the accumulation of discarded parts or damaged vehicles on the premises.

Setback: The minimum distance that a building must be held back from an adjacent lot line, depending on the zoning district in which the lot is located. The setback line is a line within a lot parallel to an adjacent property line and distant from it the setback or yard depth required in the zoning district containing the lot. The front setback line is parallel to the front lot line and distant from it the depth of the front yard. The side and rear setback lines are similarly situated.

Stealth Technology: Camouflaging methods applied to Wireless Communication Facilities which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include but are not limited to architecturally screened roof-mounted antennae, building-mounted antennae painted to match the existing structure, and facilities constructed to resemble trees, shrubs, and light poles.

Story: That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above. A story is measured as the vertical distance from the top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor of the ceiling joists, or, where there is not a ceiling to the top of the rafters.

Street: Street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. A public street is one maintained by the Borough or the Commonwealth.

Structure: Any permanent man-made construction in, on or over the ground surface and attached to the ground but not including surfaces treated for vehicular or pedestrian passage.

Studio - Art, Dance, Martial Arts, Music, etc.: A small scale facility, typically accommodating one group of students at a time. Larger facilities are included under the definition of "Schools." Examples of these facilities include individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness

facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Tavern/Bar: An establishment where the principal use is the serving of alcoholic beverages by the drink to the general public and where food or packaged beverages may be served or sold as an accessory use.

Tract: A lot or property of real estate under one ownership with a boundary that closes on itself described by bearings and distances.

Trucking Terminal: A building and adjacent loading area where cargo is stored and where commercial vehicles load and unload cargo on a regular basis which may or may not include facilities for maintenance, fueling, storage or dispatching of the vehicles.

Undisturbed Earth: Stabilized ground surface that has not been altered for at least two (2) years prior to any grading operations upon it.

Variance: relief granted pursuant to the provisions of Articles VI and IX of the Pennsylvania Municipalities Planning Code. .

Veterinary Clinic: An establishment owned and operated by a veterinary medical doctor(s), certified in the Commonwealth of Pennsylvania, for the medical or surgical treatment of domestic, agricultural or zoological animals but excluding the boarding and grooming of animals not subjected to medical or surgical treatment.

Warehouse: An establishment for the storage and handling of freight or merchandise, but not including the maintenance or fueling of commercial vehicles.

Wholesale Business: A business primarily engaged in selling merchandise to retailers, institutional, commercial or professional business customers or other wholesalers, rather than to the general public which includes the warehousing of merchandise and which may include distribution of such merchandise on the site of the principal business.

Winery: A facility specifically designed for the crushing, fermentation, and/or barrel aging of wine. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are permissible accessory uses to a winery. These may include, but are not limited to, the following: bottling, case or goods storage, retail and/or wholesale sales of wine, tours, ancillary retail sales, picnic areas, and food service. Food service is not to include restaurants, unless restaurants are otherwise allowed in the zoning district.

Wireless: Transmissions through the airwaves including but not limited to infrared line of sight, cellular, microwave, satellite, or radio signals.

Wireless Communications Facility (WCF): The antennae, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics, and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.

Wireless Support Structure: A freestanding structure, such as a Communications Tower or any other support structure that could support the placement or installation of a wireless communications facility if approved by the Borough.

Yard: The area of a lot between lot lines and adjacent parallel setback lines in the lot, the yard depth being specified for front, side and rear yards in each zoning district. Within yard areas, no permanent roofed structure may be built.

- a. Yard Depth: The horizontal distance between a lot line and the parallel setback line in the property.
- b. Yard, Front: The area of a lot between the front lot line abutting the street to which the lot has access and the front setback line, and extending between the side lot lines.
- c. Yard, Rear: The area of a lot between the rear lot line and rear setback line and extending between the side lot lines.
- d. Yard, Side: The area of a lot between the side lot lines and side setback lines on each side of the lot and extending between the front and rear yards.
- e. Yard, Required: The minimum depth of open space to be left on the front, side and/or rear of a lot between any lot line and the adjacent parallel building line.

Zoning District: A contiguous area of land on all parts of which the same uniform zoning controls apply.

Zoning District Boundary: The perimeter line completely enclosing a zoning district.

Zoning Hearing Board: A body appointed by Borough Council to examine and decide appeals for relief from strict conformance to this Ordinance or

relief from a decision of the Zoning Officer and to hear testimony regarding the validity of any regulations upon development in the Borough.

Zoning Map: The official plan of zoning districts in the Borough showing precisely the boundaries and title of each zoning district, such map being a part of this Ordinance.

Zoning Officer: A person retained by the Borough to enforce the regulations of this Ordinance, with power to issue permits, to halt illegal construction, and to interpret literally the meaning of the various sections of the Zoning Ordinance subject to appeal to the Zoning Hearing Board.

ARTICLE III

ESTABLISHMENT OF DISTRICTS

Section 300 Official Zoning Map

- A. The Borough is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.
- B. The eight (8) zoning districts delineated on the Map are as follows:
 - R-1 One Family Dwelling District;
 - R-2 Two Family Dwelling District;
 - R-3 Multiple Family Dwelling District;
 - C-2 Central Business Commercial District;
 - C-3 Planned Shopping Commercial District;
 - I-1 Limited Industrial District
 - I-2 Heavy Industrial District; and
 - P Public Recreation District.
- C. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person shall be considered a violation of this Ordinance and punishable as provided under the provisions of this Ordinance.
- D. The Official Zoning Map, which shall be located in the Borough Office, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Borough of Coraopolis.
- E. Any amendments legally adopted to change any district boundaries of the Official Zoning Map shall be noted on such map by ordinance number and date of adoption of the amendment. The Official Zoning Map shall be changed to reflect the amendment within thirty (30) days of adoption.
- F. Interpretation of Zoning Boundaries
 - 1. Boundaries indicated as appearing to follow the centerlines of streets, highways, or alleys shall be construed as following such centerlines;
 - 2. Boundaries indicated as appearing to follow property lines shall be construed as following such property lines;

3. Boundaries indicated as appearing to follow Borough limits shall be construed as following Borough limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as approximately following the centerlines of streams, rivers, or other bodies of water, shall be construed as moving with the actual body water and following the centerlines thereof unless a surveyed Borough boundary governs the edge of the zoning district;
6. Boundaries indicated as parallel to a highway, property line or railroad shall be construed to be parallel thereto and at such a distance from the centerline indicated on the Map; and
7. Boundaries whose location cannot be determined by any of the above tests may be measured using the scale of the Official Zoning Map.

- G. Conflicts Arising from Interpretation: When there is disagreement on the location of zoning district boundaries, a decision shall be rendered by the Zoning Officer, with appeal from his decision made to the Zoning Hearing Board.

Section 301 Application of District Regulations

- A. The regulations established by this Ordinance within each district shall apply uniformly to each class or kind of structure or land.
- B. No building, structure or land shall hereafter be used or occupied, and no building or structure, or part thereof shall hereafter be erected, constructed, moved, or structurally altered unless in conformity with all of the regulations specified in this Ordinance for the district in which it is located, or unless a variance has been properly granted.
- C. No building or other structure shall hereafter be erected or altered:
 1. To exceed the height;
 2. To accommodate or house a greater number of families;
 3. To occupy a greater percentage of lot area; and

- 4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Ordinance.
- D. No part of a yard, or other open space, or off-street parking or loading space required adjacent to or in connection with any building for compliance with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- E. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- F. Railroad lines and public utility transmission lines and their supporting members, but not including above-ground buildings, shall not be required to be located on a lot, nor be held to reduce yard dimensions for other buildings on a lot.
- G. All territory which may hereafter be annexed to the Borough of Coraopolis shall be placed in the R-1 One Family Dwelling District until the Planning Commission has made a thorough study of the newly annexed area, reported its recommendations to the Borough Council, and Council has adopted a final zoning district classification. This study and report by the Planning Commission shall be made within six (6) months of the time of annexation.

Section 302 Description of Zoning Districts

- A. R-1 One Family Dwelling Zoning District – The purpose of this district is to allow for lower density residential development to occur. The R-1 District consists of primarily larger lots and lot sizes.
- B. R-2 Two Family Dwelling Zoning District – The purpose of this district is to allow for higher density residential development to occur. The R-2 District consists of primarily medium sized lots and lot sizes.
- C. R-3 Multi Family Dwelling Zoning District – The purpose of this district is to allow for higher density residential development to occur, including apartment buildings. The R-3 District is the most dense of the residential zoning districts in the Borough and typically the smallest lots and lot sizes.
- D. C-2 Central Business Commercial Zoning District – The purpose of this district is to provide for general retail, commercial, and service facilities that serve the needs of the greater community and which are located in areas that allow convenient access to local roadways and corridors.

- E. C-3 Planned Shopping Commercial Zoning District – The purpose of this district is to provide for community-level commercial and service establishments and to promote stable commercial development for smaller-scale business and service uses.
- F. I-1 Limited Industrial Zoning District – The purpose of this district is to encourage the development of light industrial uses in appropriate locations where the public health, safety, and welfare of the surrounding areas and neighborhoods are protected.
- G. I-2 Heavy Industrial Zoning District – The purpose of this districts is to provide areas for the development of heavy industrial uses, including manufacturing processes, in locations that are convenient to the regional transportation network and where the environmental impacts of the uses will not negatively impact the surrounding community.
- H. P Public Recreation Zoning District – The purpose of this district is to provide areas where residents and members of the general public can participate in both passive and active recreation activities and associated accessory uses.

Section 303 Permitted Uses and Conditional Uses

- A. The permitted uses and conditional uses for each zoning district are set forth in the following table. As used in Table 1, the following applies:
 - 1. The letter “P” denotes a permitted use by right, subject to the requirements specified by this Ordinance and provided a zoning certificate has been issued in accordance with the provisions of this Ordinance.
 - 2. The letter “C” denotes a use that is conditional, subject to the requirements specified by this Ordinance and provided that the Borough Council grants the conditional use pursuant to the provisions of this Ordinance.

TABLE 1
PERMITTED USES & CONDITIONAL USES

P=Permitted Use
C=Conditional Use
=Not Applicable/Not Permitted

	Residential			Nonresidential/Mixed Use				
	R-1	R-2	R-3	C-2	C-3	I-1	I-2	P
Principal Use								
<i>Residential Use</i>								
Conversion Apartment		P						
Efficiency Apartment		P						
Garage Apartment			P					
Single-Family Detached Dwelling	P	P	P					
Two-Family Dwelling		P	P					
Garden Apartment			P					
High Rise Apartment			P					
Townhouse		P	P					
Triplex/Quadplex		P	P					
<i>Nonresidential Use</i>								
Adult-Oriented Business							C	
Animal Grooming Facility				P	P			
Amusement Enterprise				C	P			
Automobile Repair Garage					P	P		
Automobile Sales & Service				C	P	P	P	
Bakery Shop				P	P			
Bank/Financial Institution				P	P			
Bed & Breakfast			C		P			
Boarding House			C					
Brewery or Micro-Brewery				P	P	P		
Business Services				P	P	P		
Candy/Ice Cream Store				P	P			
Car Wash					P	P		
Cemetery							P	
Church/Place of Worship	C	C	C	C	C			
Club/Fraternal or Service Org				P	P			

	Residential			Nonresidential/Mixed Use				
	R-1	R-2	R-3	C-2	C-3	I-1	I-2	P
Commercial Multi-Family Plan			C					
Community Facilities	P	P	P	P	P	P	P	P
Community Unit Plan	C	C	C		C			
Communication Antenna						P	P	
Communication Tower							P	
Contractor Storage/Supply Yard						P		
Convenience Store				P	P			
Crematorium							P	
Day Care Center		C	C	P	P			
Delicatessen				P	P			
Distillery				P	P		P	
Dormitory			C					C
Drug Store/Pharmacy				P	P			
Emergency Services Facility				P	P	P	P	
Essential Services	P	P	P	P	P	P	P	P
Feed & Grain Business						P		
Flex Space						P	P	
Florist				P	P			
Food & Grocery Store				P	P			
Fraternity/Sorority House			C					
Fuel Sales					P			
Funeral Home				P	P			
Garden Supply/ Plant Material Store					P			
Group Care Facility	C	C	C	C	C			
Group Residence	P	P	P					
Half-way House		C	C					
Health Club/Fitness Center				P	P			
Heavy Manufacturing							P	
Home Occupation	C	C	C					
Hospital					C			C
Hotel				C	P			
Indoor Recreation Facility					C	C	C	P
Kennel					C	C		
Laundromat					P	P		
Life Care Facility						P		
Light Manufacturing						C	P	
Liquor Store				P	P			

	Residential			Nonresidential/Mixed Use				
	R-1	R-2	R-3	C-2	C-3	I-1	I-2	P
Marina, docks, portals for water access							C	C
Massage Therapy Establishment				C	C			
Medical Clinic					C			C
Mixed Use Building				P	P			
No-Impact Home-Based Business	P	P	P					
Nursing Home			C					
Office, Business or Professional				P	P			
Office, Medical				C	P			C
Oil and Gas Operations or Facilities							P	
Outdoor Recreational Facility						C	C	P
Parking Lots (for Multi-Family Units)		C	C					
Parking Lot or Garage				P	P			
Personal Services				P	P			
Pilot Manufacturing						P	P	
Place of Assembly					C			
Printing/Publishing/Engineering					C	P	P	
Public Building (Municipal, Fire, or Library)	P	P	P	P	P	P	P	P
Public Recreation Uses								P
Research & Development						P		
Restaurant, high turnover				P	P			
Restaurant, low turnover				P	P			
Restaurant, with drive-thru				C	P			
Retail Store				P	P			
School	C	C	C	C	C			
Self-Storage Facility					C	P	P	
Service Station					P			
Studio-Arts, Dance, Martial Arts, Music, Etc.				P	P			
Tavern/Bar				P	P			
Trucking Terminal						P		
Veterinary Clinic				C	P	P		

	Residential			Nonresidential/Mixed Use				
	R-1	R-2	R-3	C-2	C-3	I-1	I-2	P
Warehouse						P	P	
Wholesale Business						P		
Winery				P	P		P	
All Other Uses Not Specifically Listed						P		

Section 304 Lot Requirements by Zoning District

- A. The minimum dimensional requirements for lots in each zoning district shall be provided as shown in Table 2, “Residential Zoning Districts – Residential Use Area & Bulk Regulations” and Table 3, “Nonresidential Zoning Districts – Nonresidential Use Area & Bulk Regulations.”
- B. Corner lots shall provide front yards on each street frontage. The remaining two yards shall be considered side yards.
- C. Any lot of record existing at the effective date of this Ordinance may be used for the erection of a building or structure conforming to the use regulations of the zoning district in which it is located, even if its area and/or width are less than the minimum requirements of the zoning district in which it is located can be met.
- D. Any development of a lot shall conform to the dimensional requirements of the zoning district in which it is located, as well as, if applicable to the lot, any additional overlay provisions as identified in this Ordinance.

TABLE 2
RESIDENTIAL ZONING DISTRICTS – RESIDENTIAL USE AREA & BULK
REGULATIONS

	R-1	R-2	R-3
Minimum Lot Area			
One-Family Dwelling	6,000 sq. ft.	3,600 sq. ft.	3,600 sq. ft.
Two-Family Dwelling	--	5,000 sq. ft.	5,000 sq. ft.
Multi-Family Dwelling	--	--	None
Townhouse	--	--	2,700 sq. ft. per dwelling unit
Minimum Lot Frontage			
One-Family Dwelling	50 feet	30 feet	30 feet
Two-Family Dwelling	--	30 feet	30 feet
Multi-Family Dwelling	--	--	None
Townhouse	--	--	16 feet
Maximum Height			
Principal Building	35 feet	35 feet	70 feet
# of Stories	2 ½	2 ½	5
Accessory Building	20 feet	20 feet	20 feet
Minimum Front Yard Depth			
All Dwellings Except	35 feet	20 feet	20 feet
Multi-Family Dwellings	--	--	20 feet
Minimum Side Yard Depth			
Interior Lots, Each Yard	8 feet	5 feet	5 feet
Corner Lots, Abutting Street	20 feet	10 feet	10 feet
% of Lot Width, Each Yard (for lots that do not meet frontage requirement)	15%	17%	17%
Absolute Minimum Side Yard (for lots that do not meet frontage requirement)	5 feet	2 feet	2 feet
Minimum Rear Yard Depth			
Greater of Depth in Feet	35 feet	20 feet	20 feet
Or % of Lot Depth	20%	20%	20%
Maximum Lot Coverage			
All Buildings as % of Lot Area	30%	35%	35%
Multi-Family Dwelling	--	--	40%
Total Floor Area to Lot Area Ratio (Multi-Family)	--	--	4
Minimum Floor Area			
One-Story Dwelling	700 sq. ft.	500 sq. ft.	500 sq. ft.
Two-Story Dwelling	1,000 sq. ft.	700 sq. ft.	700 sq. ft.
Conversion Apartment	--	400 sq. ft.	--
Garage Apartment	--	400 sq. ft.	400 sq. ft.
Multi-Family Apartment	--	--	400 sq. ft.

TABLE 3
NONRESIDENTIAL ZONING DISTRICTS – NONRESIDENTIAL AREA AND
BULK REGULATIONS

Commercial Zoning Districts		
	C-2	C-3
Maximum Height		
Principal Building	None	None
Number of Stories	None	None
Minimum Lot Area	None	None
Minimum Front Yard Depth	0 feet	20 feet
Minimum Side Yard Depth	0 feet	0 feet
Abutting a Residential District	0 feet	20 feet
Width of Planted Buffer Strip	0 feet	10 feet
Minimum Rear Yard Depth	12 feet	0 feet
Abutting a Residential District	12 feet	50 feet
Width of Planted Buffer Strip	0 feet	10 feet
Maximum Lot Coverage		
All Buildings as % of Total Lot Area	100%	40%
Industrial Zoning Districts		
	I-1	I-2
Maximum Height		
Principal Building	40 feet	None
Number of Stories	3	None
Minimum Lot Area	None	None
Minimum Front Yard Depth	20 feet	20 feet
Minimum Side or Rear Yard Depth	10 feet	10 feet
Abutting a Street	20 feet	20 feet
Abutting a Residential District	25 feet	25 feet
Abutting a Railroad Siding	0 feet	0 feet
Buffer Screens		
Along Street to screen parking and storage areas		
Minimum Width of Planted Area	5 feet	5 feet
Along Property Line Abutting a Residential District or Directly Across the Street from a Residential District		
Minimum Width of Planted Area	8 feet	8 feet
Minimum Height (Mature Hedge, Fence, or Wall)	6 feet	6 feet
Maximum Height (Mature Hedge, Fence, or Wall)	8 feet	8 feet
Public Recreation Zoning District		
Maximum Height		
Principal Building	40 feet	
Number of Stories	3 stories	
Minimum Lot Area	21,780 sq. ft.	
Minimum Front Yard Depth	15 feet	
Minimum Side Yard Depth	10 feet	
Abutting a Street	20 feet	
Abutting a Residential District	20 feet	

Minimum Rear Yard Depth	15 feet
Abutting a Residential District	15 feet
Width of Planted Buffer Strip	10 feet
Maximum Lot Coverage	
All Buildings as % of Total Lot Area	60%

ARTICLE IV

SUPPLEMENTAL REGULATIONS

Section 400 Lot Exceptions

A. Maximum Number of Principal Structures on a Lot: No more than one (1) principal structure, to be occupied by the principal permitted use, shall be constructed on an undivided lot except for the following:

1. Industrial buildings complex;
2. Community unit plan (as outlined in this Ordinance); and
3. A garage apartment in the R-3 zoning district limited to one (1) apartment per lot.

In all other cases, additional structures on the lot shall be considered as accessory structures and may contain no dwellings.

B. Lot Measurement

1. Lot width shall be measured along the front yard setback line between the side lot lines.
2. Lot depth shall be measured between the center of the front lot line and the center of the lot line furthest from the front lot line.

Section 401 Yard Exceptions

A. Front Yard Setback Line on Streets Partially Developed: When a vacant lot occurs between two (2) developed lots and the buildings on those lots are set forward of the front yard setback line applicable in the zoning district, development on the vacant lot may be set back from its front lot line the average of the setbacks of the two developed lots. If a lot on one side of a vacant lot contains a building set forward of the minimum front yard depth that applies in the zoning district, development on the vacant lot may be set back from its front lot line the average of the setback of the adjacent building and the minimum front yard depth required for the zoning district.

B. Building Projections Permitted in Required Yards:

1. A building may be set on its lot so that the average of the nearest and most remote points of a wall adjacent to a side lot line is no less than the minimum side yard depth required in the zoning district

containing the lot and the nearest point is no less than one-half the minimum side yard depth. The same may apply to front or rear building walls relative to front or rear lot lines except that the nearest point of such wall to an adjacent front or rear lot line shall be not more than fifteen (15) percent less than the minimum front or rear yard depth.

2. Chimneys, eaves, cornices, fire escapes, bay windows, balconies or covered porches shall extend not more than two (2) feet into any required yard on a lot.

Driveways, uncovered patios or porches, parking areas and walkways shall be located not less than two (2) feet from any side or rear lot line except for access to public streets, unless adjacent property owners agree in writing that driveways, walkways, uncovered patios or parking areas may abut their mutual property line. Written documentation of agreement of adjacent property owners of the encroachment must be filed at the Recorder of Deeds' office, recorded as an instrument to each affected property.

3. For purposes of this section balconies shall be considered as supported by a building and not touching the ground, porches as raised above the surrounding ground level but not supported by a building, and patios as paved surfaces at ground level.

C. Setback and Yard Coverage of Accessory Buildings:

1. Accessory buildings not attached to the principal building on a lot shall be set back from a rear lot line not less than the minimum side yard depth for the zoning district containing the lot.
2. Accessory buildings shall not occupy more than thirty (30) percent of area of the lot between the rear face of the principle structure and the rear lot line. Any accessory structure built into the ground or not projecting at any point more than two (2) feet above ground level shall not be included for purposes of this calculation.
3. Where the rear yard of a lot abuts a public street, one-half the street width may be included as part of the rear yard for purposes of rear yard depth and area calculations except that no structure may extend into a public right-of-way and no garage may be within ten (10) feet of a rear street if the doors face the street.

Section 402 Height Exceptions

- A. Measurement of Height: Height shall be measured as the vertical distance along the wall of a structure between the average of the highest and lowest elevations at finished grade on the front or rear wall, whichever has the lower ground elevations, and the top of the parapet wall on a flat roof building, or halfway between the eave and ridge on the highest portion of the structure on a sloped roof building.
- B. Height Exceptions: Chimneys, exhaust stacks, church steeples, flagpoles, water tanks, roof mounted air handling equipment and communications equipment meeting Federal Communications Commission requirements shall be exempt from height regulations.
- C. Any structure exceeding one hundred (100) feet in height shall not be permitted for erection until the Allegheny County Department of Aviation has approved the construction as it may affect airplane traffic safety at the Greater Pittsburgh International Airport.

Section 403 Site Grading and Drainage

- A. Site Grading:
 - 1. Earth movement shall result in finished grades that do not exceed two (2) horizontal to one (1) vertical unless a report prepared by a professional engineer stipulates that specific steeper slopes in a particular location will not compromise the stability of the completed slope or areas above or below it, or threaten adjacent streets or property.
 - 2. Top soil and all vegetation existing on the area to be graded shall be removed prior to grading. Top soil shall be stockpiled for later return to the new slope and protected from stormwater runoff.
 - 3. Graded slopes shall be planted with a fast-catching grass cover as soon as grading is completed and protected by burlap or equivalent covering until the grass is established.
 - 4. Where fill is used it shall be clean fill and placed in layers not exceeding eight (8) inches in depth, thoroughly compacted, and keyed in to undisturbed earth at the edges of the fill.
 - 5. No grading shall be permitted except as part of a permitted construction project.

6. Where a location off-site in the Borough is used to dump excess cut or borrow fill for an approved project, the off-site location shall also be a permitted construction project.

B. Storm Drainage:

1. All developments in the Borough of Coraopolis must comply with the provisions and requirements set forth in the Borough's Stormwater Management Ordinance, Ordinance No. 1806, as amended. Ordinance No. 1806 was enacted on November 14, 2018 by Borough Council.

C. Site Restoration Bond:

1. Council may require a developer, after receiving recommendations from the Borough Engineer, to provide a site restoration bond or other security payable to the Borough to guarantee that grading and drainage work approved in the development plan are completed. The bond shall be acceptable to the Borough Solicitor and shall be for one hundred ten percent (110%) of the cost of the work as determined by the Borough Engineer, plus ten percent (10%) for each year after the first anniversary of the bond that the work will be extended. The stipulation that a site restoration bond will be required shall appear on the permit authorizing the work.
2. Council may invoke the conditions of the bond or other security if the developer fails to complete the work within the time limit established in the bond, or an extension granted by Council. Proceeds from the bond may only be used to complete the work left undone or not done in a satisfactory manner in the opinion of the Borough Engineer.

Section 404 Landscape Buffers, Fences and Hedges

- A. Fences, hedges and or walls may be placed along lot lines provided they do not exceed four (4) feet in height if located along a street right-of-way line or along a side lot line forward of the face of the building on the lot, and do not exceed six (6) feet in height in all other cases. Fences and walls shall be maintained in good repair and hedges trimmed to keep them within the height limitations.
- B. In the event a residence exists on an adjacent lot less than six (6) feet from the common lot line, a fence, hedge or wall along the line shall not exceed in height the horizontal distance between the residence and property line or hedge for the full length of the residence.

- C. Planted buffer strips where required to screen residential uses from adjacent commercial or industrial uses or to screen a parking area serving a multi-family development from adjacent one-family or two-family dwellings shall be at least fifty (50) percent opaque when viewed at ground level for their entire length. Hedge plantings shall be at least four (4) feet high when installed. The full width of the buffer shall be planted in grass or other ground cover and maintained.
- D. The height of fences, hedges and walls shall be measured along the property lines where they are installed or along the inner edge of the sidewalk, or, if no sidewalk exists, along a street right-of-way line.
- E. Where changes of grade occur along a zoning district boundary or edge of a parking lot, or natural or existing planting or a building are already present there, the Planning Commission may recommend and Council approve adjustments to the screening requirements to fit the circumstances.
- F. At street corners fences, hedges and walls shall be set back at least twenty-five (25) feet from the point of intersection of the street curb lines, creating an open triangular area whose sides are at least twenty-five (25) feet long. The Zoning Officer may order a fence, hedge or wall removed or a hedge trimmed in a front or side yard when such obstruction clearly interferes with traffic safety on streets abutting the lot.
- G. A security fence protecting any commercial, industrial, public or semi-public property may be extended to ten (10) feet in height provided any portions more than eight (8) feet high are chain link-type metal fencing.
- H. Any outdoor swimming pool, , shall be surrounded by a fence not less than four (4) feet high containing no openings greater than four (4) inches in any direction, access through which is controlled by a gate capable of being locked and/or through the main building in the property and in accordance with the provisions of the Uniform Construction Code, as amended and adopted by the Borough. Private swimming pools accessory to a one or two family dwelling and on the same lot shall meet setback requirements for dwellings in the zoning district and all applicable public health and sanitary requirements.

Section 405 Performance Standards

- A. Fire Protection: Fire protection and fire-fighting equipment, procedures and safety protocols acceptable to the Borough Fire Standards, the Borough Building Code, the Uniform Construction Code, as amended and adopted by the Borough and the National Fire Protection Association shall be readily available and followed where there is any activity involving the handling or storage of flammable or explosive material.

- B. Radioactivity/ Electrical Disturbances: Unless otherwise permitted by the Borough for medical purposes, no activity shall emit radioactivity at any point or cause electrical disturbance adversely affecting the operation of radio or other equipment in the vicinity.
- C. Noise: Fire sirens, place-of-worship bells and related apparatus used solely for public purposes shall be exempt from this requirement. Within the Commercial and Industrial Zoning Districts, when adjoining a residential lot, noise in excess of 75 decibels between 7:00 a.m. and 11:00 p.m. and 50 decibels between 11:00 p.m. and 7:00 a.m., as measured on a decibel or sound level meter of standard quality and design operated on the A-weighted scale, shall not be permitted. Industry standards and equipment shall be utilized for measuring such noise at any and all lot lines of the subject lot on which the noise source is located. Proof of such current compliance shall be presented to the Borough upon the request of the Zoning Officer. This standard shall not have any effect on the disturbing of the peace ordinance enforced by the police. In addition, it shall not have any influence on complaints among neighbors regarding HVAC equipment or gas generators.
- D. Vibrations: Except for temporary vibration resulting from construction activity, vibrations detectable without instruments on any adjacent lot in any zoning district shall be prohibited.
- E. Odors: Other than the municipally authorized public sewage treatment, no malodorous gas or matter shall be permitted which is discernible on any adjacent lot or property.
- F. Smoke: There shall be no emission of smoke, ash, dust, fumes, vapors, or gases which violates all applicable Federal, State, or County laws and regulations.
- G. Glare: Lighting devices which produce objectionable direct or reflected glare on adjoining properties or roadways shall not be permitted.
- H. Air Pollution: No pollution of air by fly ash, dust, vapors or other substance shall be permitted which is harmful to health, animals, vegetation or other property or which can cause soiling of property.

Section 406 Temporary Uses

- A. All temporary uses shall require a Temporary Use Permit as issued by the Borough.
- B. Temporary Construction Trailers or Sheds shall be permitted in all zoning districts subject to the following conditions:
 - 1. Temporary construction trailers or sheds shall be permitted only during the period that the construction work is in progress. A permit for the temporary structure shall be obtained from the Borough Zoning Officer prior to the commencement of construction.
 - 2. Temporary construction trailers or sheds shall be located on the lot on which the construction is progressing and shall not be located within 20 feet of any lot line adjoining an existing residential use.
 - 3. Temporary construction trailers or sheds shall be used only as temporary field offices and for storage of incidental equipment and supplies and shall not be used for any dwelling use whatsoever.
- C. Tent Sales and/or Sidewalk Sales shall be permitted in all non-residential zoning districts subject to the following conditions:
 - 1. The tent sale and/or sidewalk sale shall be conducted on the same lot on which the principal use occurs.
 - 2. The tent sale and/or sidewalk sale shall be directly related to the services and/or products of the principal use, unless approved by the Borough.
 - 3. The tent sale and/or sidewalk sale shall not compromise the minimum number of required parking spaces for the principal use, unless approve by the Borough.
- D. Food Trucks shall be permitted in the C-2, C-3, and P zoning districts subject to the following conditions:
 - 1. Food trucks conducting business in the Borough shall have all proper and required permits from the Allegheny County Department of Health. Copies of the applicable permits and approvals issued by the County Health Department must be submitted to the Borough and/or shall be displayed and on file in the food truck.
 - 2. Food trucks are permitted in the C-2, C-3, and P Districts but shall not park in one place for more than four (4) hours at a

time, unless granted specific permission by the Borough to park for a longer period of time.

3. Provided permission is granted by the applicable property owner, food trucks are permitted on site and in parking areas in all public buildings, public parks, and school buildings located within the Borough.
4. Provided permission is granted from the applicable property owner, food trucks are also permitted in parking lots of area places of worship to support special events and fundraising efforts of said establishments.

Section 407 Oil and Gas Operations and Facilities

- A. Oil and Gas Operations and Facilities shall be permitted in the I-2 Zoning District subject to the following conditions outlined in this section.
 1. Before filing an application, the Applicant shall meet with representatives of the Borough of Coraopolis to discuss (1) the proposed use; (2) site location; (3) the time frame for development; (4) traffic routes; (5) the condition of Borough roads as a part of said traffic route and the potential need for advance repairs or upgrades; (6) plans for potential excess maintenance of said traffic routes; and, (7) traffic safety.
 2. The Applicant shall submit five (5) copies of the application and supporting materials to the Borough. The application filed with the Borough must include the following information:
 - a. A written narrative signed and dated by the applicant, describing the proposed use and outlining an approximate timeline for the proposed development;
 - b. A site plan, or a copy of the Applicant's Erosion and Sediment Control Plan if said plan has been prepared by a licensed professional (e.g. engineer, surveyor, geologist or landscape architect) who is registered in Pennsylvania and who has attended up-to-date training provided by DEP, Office of Oil and Gas Management on erosion and sediment control and post-construction stormwater management for oil and gas activities;
 - c. A road access plan showing both temporary and permanent access routes and identifying all ingress and egress points;

- d. If any weight-restricted Borough roads will be used by the Applicant for any oil and gas development or operations, the Applicant shall comply with any applicable road bonding requirements and provide proof of bonding of said roads. In lieu of road bonding, the Borough and the Applicant may enter into a road maintenance agreement, a copy of which will be included;
- e. A copy of the Applicant's Preparedness, Prevention and Contingency Plan;
- f. A copy of the Applicant's Erosion and Sedimentation Control Plan and Post-Construction Stormwater Management Plan;
- g. A copy of any State permits, including the ESCGP 1 or 2, Well Permits, Highway Occupancy Permits and other permits already obtained at the time of the application submission. An applicant may submit an application without the necessary and approved state permits but final Borough approval shall be contingent upon receipt of all required said State permits. The applicant shall submit to the Borough a true and correct copy of all permits issued by the Pennsylvania Department of Environmental Protection (PA DEP) and other State permitting agencies prior to beginning any work on an approved Oil and Gas Development site;
- h. Written authorization from the property owner(s) who has legal or equitable title in and to the surface of the proposed development. A copy of the oil and gas, mineral or other subsurface lease agreement or similar document vesting legal or equitable title to the surface will constitute written authorization;
- i. The name of an individual and emergency contact number that the Borough or residents 24 hours a day for each day of the week to report emergencies;
- j. When applicable, a copy of Applicant's FAA Form 7460-1 "Notice of Proposed Construction or Alteration" showing that there is no interference with air traffic; and,
- k. The number of trailers to be located on the site.

- 3. Recognizing that the specific location of equipment and facilities is an important integral part of oil and gas operations and facilities, as

a part of the planning process, the Applicant/Operator shall strive to consider location of its temporary and permanent operations, where prudent and possible, so as to minimize interference with Borough residents' enjoyment of their property.

4. Oil and gas operations and facilities shall only be permitted to be located on property that is a minimum of five (5) acres or larger. Multiple properties may be combined to meet the five (5) acre minimum.
5. Oil and gas operations and facilities shall meet the location restrictions established by the Commonwealth, its regulatory agencies and found in those Environmental Acts. Oil and Gas Operations shall additionally meet all applicable front, rear and side yard setbacks as provided for in this Ordinance.
6. Applicant/Owner shall take the necessary safeguards to ensure that any Borough roads utilized shall remain free of dirt, mud, and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur.
7. Applicant/Owner shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and permitted, during periods of anticipated heavy or frequent truck traffic associated with development Applicant/Operator will provide flagmen or other alternative and approved safety mechanism to ensure the safety of children at or near schools or school bus stops and include adequate sign and/or warning measure for truck traffic and vehicular traffic. Applicant/Operator will coordinate its efforts with school districts so as to minimize heavy truck traffic during the hours school buses are picking up or dropping off children.
8. Prior to the commencement of drilling activities, no construction activities involving the alteration to, or repair work on any access road or well site shall be performed during the hours of 9:00 p.m. to 7:00 a.m.
9. Applicant/Owner shall take the necessary safeguards to ensure appropriate dust control measures are in place.
10. All oil and gas operations and facilities must comply with the noise requirements outlined in this Ordinance.

11. All work-over operations shall be restricted to the hours of 7:00 a.m. to 9:00 p.m., except in the event of an emergency, as reasonably determined by the Operation. "Work-over operations" shall mean the process of performing major maintenance or remedial treatments on an oil or gas well.

Section 408 Miscellaneous Regulations and Requirements

A. Amusement Enterprises

1. There shall be at least one hundred fifty (150) square feet of floor area per pool table in a pool hall and at least forty (40) square feet of floor area for each machine in an electronic game parlor including aisles at least four (4) feet wide through the games area leading directly to a marked exit. An adult supervisor shall be present at all times while a pool hall or electronic games parlor is in operation, responsible for customer conduct.

B. Wireless Communication Facilities

2. Regulations Governing All Communication Antennas

- a. A building-mounted Communications Antenna shall not be located on any single-family dwelling, two-family dwelling, triplex or quadplex, or multi-family apartment building.
- b. A building-mounted Communication Antenna shall be permitted to exceed the height limitations of the applicable Zoning District by no more than twenty (20) feet.
- c. An omnidirectional or whip Communication Antenna shall not exceed twenty (20) feet in height and seven (7) inches in diameter.
- d. A directional or panel Communication Antenna shall not exceed five (5) feet in height or three (3) feet in width.
- e. Any applicant proposing a Communication Antenna to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the antenna location.

- f. Any applicant proposing a Communication Antenna to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the antenna will be mounted on the building or structure for review by the Borough Engineer for compliance with Borough building regulations and other applicable laws.
- g. Any applicant proposing a Communication Antenna to be mounted on a building or other structure shall submit evidence of agreements and/or easements necessary to provide access to the Building or structure on which the antenna is to be mounted so that installation and maintenance of the antenna and any other communications related equipment or buildings can be accomplished.
- h. A Communication Antenna shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- i. A Communication Antenna shall not cause radio frequency interference with other communication facilities located within the Borough.
- j. All Communications Antennas structures shall be designed to withstand the effects of wind gusts of at least 100 miles per hour in addition to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/TIA-222, as amended).
- k. Communications Antennas shall be permitted to co-locate upon non-conforming Communications Towers and other non-conforming structures. Co-location of Communications Antennas upon existing Communications Towers is encouraged even if the Communications Towers are non-conforming as to use within a zoning district. Such applicants must obtain proper Borough approvals for non-conformance.
- l. A Communication Equipment Building shall not exceed twelve (12) feet in height. Any Communication

Equipment Building accessory to a Communication Antenna mounted on an existing Public Utility Transmission Tower, Building or Other Structure, shall not exceed one hundred (100) square feet in footprint area and shall be subject to the setback requirements of the applicable zoning district for a principal building or structure.

- m. The owner or operator of any Communication Antenna shall be licensed by the Federal Communications Commission to operate such antenna.
 - n. Communications Antenna Applicants proposing the modification of an existing Communications Tower shall obtain a building permit from the Borough. In order to be considered for such permit, the Applicant must submit a permit application to the Borough in accordance with applicable permit policies and procedures.
 - o. The Borough may assess appropriate and reasonable permit fees directly related to the Borough's actual costs in reviewing and processing the application for approval of a Communications Antenna, or \$1,000, whichever is less.
3. Requirements for Communications Antenna located inside the Public Rights-of-Way
- a. Communications Antennas in the ROW shall be co-located on existing poles, such as existing utility poles or light poles. If co-location is not technologically feasible, the Applicant, with the Borough's approval, shall locate its Communications Antennas on existing poles or freestanding structures that do not already act as Wireless Support Structures.
 - b. Communications Antenna installations located above the surface grade in the public ROW including, but not limited to, those on streetlights and utility poles, shall consist of equipment components that are no more than six (6) feet in height and that are compatible in scale and proportion to the structures upon which they are mounted. All equipment shall be the smallest and least visibly intrusive equipment feasible.
 - c. Communications Antennas and Related Equipment shall be treated by the Communications Antenna owner or

Applicant to match the Wireless Support Structure and may be required to be painted, or otherwise coated, to be visually compatible with the support structure upon which they are mounted.

- d. The Borough shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Communications Antennas in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Borough and the requirements of the Public Utility Code.
- e. Communications Antennas and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Borough. In addition:
- f. Ground-mounted Related Equipment shall be located between the sidewalk and the curb. For reasons of safety and aesthetics, such equipment shall neither protrude onto the curb, nor obstruct the sidewalk.
- g. Ground-mounted Related Equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Borough.
- h. Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Borough.
- i. Any graffiti on any Wireless Support Structures or any Related Equipment shall be removed at the sole expense of the owner within thirty (30) days of notification by the Borough.
- j. Any proposed underground vault related to Communications Antennas shall be reviewed and approved by the Borough.

4. Requirements for Communication Towers

- a. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a Communication Tower and Communication Antenna, as applicable.
- b. The applicant shall demonstrate that the proposed Communications Tower and Communication Antenna proposed to be mounted thereon shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- c. A Communication Tower shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation, and all other applicable Airport Zoning Regulations.
- d. The shared use of Communication Towers and sites is encouraged. Any applicant proposing construction of a new Communications Tower shall demonstrate in writing that a good faith effort has been made to obtain permission to mount the Communication Antenna on an existing building, structure or tower. A good faith effort shall require that all owners of potentially suitable building, structure or communication tower within a one-half (1/2) mile radius of the proposed Communication Tower site be contacted and that one (1) or more of the following reasons for not selecting such building, structure or communication tower apply:
 - i. The proposed antenna and related equipment would exceed the structural capacity of the existing building, structure or communication tower and its reinforcement cannot be accomplished at a reasonable cost.
 - ii. The proposed antenna and related equipment would cause radio frequency interference with other existing equipment for that existing building, structure or communication tower and the interference cannot be prevented at a reasonable cost.
 - iii. Such existing building, structure or communication tower does not have adequate location, space, access or height to

accommodate the proposed equipment or to allow it to perform its intended function.

- iv. Addition of the proposed antenna and related equipment would result in electromagnetic radiation from such building, structure or communication tower exceeding the applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- v. A commercially reasonable agreement could not be reached with the owners of such building, structure or communication tower.
- e. Access shall be provided to the Communication Tower and Communications Equipment Building by means of a public street or easement to a public street. Any such easement shall be a minimum of twenty (20) feet in width and shall be paved to a width of at least ten (10) feet with concrete, bituminous asphalt or bituminous seal coat for its entire length and in accordance with applicable Borough ordinances governing the construction of public streets.
- f. The applicant shall demonstrate that the proposed height of the Communications Tower is the minimum height necessary to perform its functions. For any proposed Communications Tower with a height in excess of seventy (70) feet, the applicant shall deposit with the Borough an engineering review deposit as may be deemed appropriate by the Borough Engineer, which deposit shall be in addition to any other required application and/or engineering fees. This deposit shall be used by the Borough to retain an engineer knowledgeable in the field of Communications Towers to review the application and to express an opinion as to the minimum height necessary for the proposed Communications Tower to perform its function. In the event that the fees actually incurred for said engineering review exceed the amount of the deposit, the applicant shall tender payment of the balance owed. In the event that the fees actually incurred for said engineering review are less than the amount of the deposit, the balance shall be refunded and/or credited to the applicant. At its sole discretion, the

Borough may, in lieu of designating the qualified engineer, accept a report from a qualified engineer selected by the applicant. The applicant shall be responsible for the costs of such report.

- g. The foundation and base of any Communications Tower shall be set back a minimum of sixty (60) feet from any property boundary line and any overhead utility transmission line.
- h. The maximum height of any Communications Tower shall be seventy (70) feet; provided, however, that such height may be increased by no more than an additional one hundred (100) feet as long as the engineer retained under item .6 above expresses an opinion that the additional height is necessary for the proposed Communications Tower to perform its function. Regardless of height, all Communications Towers shall remain subject to the setback requirements outlined herein.
- i. A permitted Communications Tower shall only be constructed in a monopole fashion, with a maximum diameter of five (5) feet at the base of the tower and a maximum diameter of three (3) feet at the top of the tower. Guy wires are prohibited.
- j. Communications Towers shall employ Stealth Technology. All Communications Towers and Related Equipment shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible. The Borough Council shall consider whether its decision upon the subject application will promote the harmonious and orderly development of the zoning district involved; encourage compatibility with the character and type of development existing in the area; benefit neighboring properties by preventing a negative impact on the aesthetic character of the community; preserve woodlands and trees existing at the site to the greatest possible extent; and encourage sound engineering and land development design and construction principles, practices and techniques.
- k. There shall be a maximum of one (1) Communications Tower per lot.

- l. The applicant shall submit a plan to the Borough to minimize any adverse visual effects of the Communications Tower on the surrounding environment. This plan shall consider items such as color and materials used for the Communications Tower, type of Communications Tower, and design considerations of the Communications Tower to help it better conform to surrounding land uses.
- m. To the extent permissible under applicable state and federal law, any Applicant proposing the modification of an existing Communications Tower, which increases the overall height of such Wireless Support Structure, shall first obtain a building permit from the Borough. Non-routine modifications shall be prohibited without such permit.
- n. Any Communications Tower structures shall be designed to withstand the effects of wind gusts of at least 100 miles per hour in addition to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222), as amended.
- o. The site of a Communications Tower shall be secured by a fence with a minimum height of eight (8) feet and a maximum height of ten (10) feet and containing only self-latching gates to limit accessibility by the general public. This fence shall be designed to be compatible with surrounding land uses.
- p. Two (2) off-street parking spaces shall be provided within the required fenced area.
- q. A Communications Tower may be permitted on a property with an existing use, or on a vacant parcel in combination with another use, except residential, subject to the following conditions:
 - i. The existing use on the property may be any permitted use in the applicable district, and need not be affiliated with the Communications Tower.

- ii. The minimum lot shall comply with the requirements for the applicable zoning district and shall be the area needed to accommodate the Communications Tower and guy wires, the equipment building, security fence, and buffer planting if the proposed Communications Towers is greater than thirty-five (35) feet in height.
 - iii. The minimum distance between the base of a Communications Tower and any adjoining property line or street right-of-way line shall be equal to 115% of the height of the Communications Tower. The underlying lot must be large enough to accommodate Related Equipment, storm water runoff mechanisms, and all other features typically found within the immediate area of a Communications Tower.
- r. The base of a Communications Tower shall be landscaped so as to screen the foundation, base and Communications Related Equipment or Building from abutting properties. The applicant shall submit a landscaping plan to the Borough which conforms to the following requirements:
- i. Landscaping, consisting of trees and shrubs, shall be required at the perimeter of the fence and the Communications Equipment Building, as well as along all property lines abutting an existing school, park or church. Evergreen trees six (6) feet in height at planting shall be planted at a maximum interval of twelve (12) feet on center around the perimeter of the fence. Areas in between these trees shall contain shrubbery and plantings at least four (4) feet in height.
 - ii. All Communications Towers shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted on the Communications Tower shall be those required by the FCC, or any other federal or state agency.

- iii. d Existing vegetation may be used to satisfy landscaping requirement if the existing vegetation meets the dimensional standards identified in subsection 1, above.
- s. Communications Towers shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Borough regulations, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only.
- t. A Communications Equipment Building shall not exceed twelve (12) feet in height, nor exceed a footprint of four hundred (400) square feet. The minimum setback for any Communications Equipment Building shall be twenty (20) feet.
- u. The applicant shall submit certification from a Pennsylvania registered professional engineer that any proposed Communications Tower will be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures published by the Electrical Industrial Association/Telecommunications Industry Association and applicable requirements of the State or Borough Building Regulations.
- v. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number of the operator of the Communications Tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Communications Tower and any Communications Antenna or Related Equipment or Buildings thereon.
- w. No signs or lights shall be mounted on a Communications Tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency which has jurisdiction.

- x. A Communications Tower shall be protected and maintained in accordance with the requirements of any State or Borough Building and Property Maintenance Regulations.
 - y. Any Communications Tower that remains unused for a period of twelve (12) consecutive months shall be considered abandoned, and the owner or operator shall dismantle and remove the Communications Tower within ninety (90) days of the expiration of such twelve (12) month period. Failure to remove an abandoned Communications Tower within said ninety (90) day period shall be grounds for the Borough to remove said Tower at the owner's expense. In order to ensure the removal of an abandoned Communications Tower pursuant to the requirements herein, the applicant for a proposed Communications Tower must provide the Borough with financial security, in a form acceptable to the Borough Solicitor, in the amount of ten thousand (\$10,000) or in such greater amount as deemed necessary by the Borough Engineer given the characteristics of a proposed Communications Tower.
 - z. All tower structures shall be fitted with anti-climbing devices as recommended by the tower manufacturer for the type of installation proposed.
5. Requirements for Communications Towers Located Inside the Public Rights-of-Way
- a. Communications Towers in the ROW shall not exceed thirty-five (35) feet in height and are prohibited in areas in which utilities are located underground.
 - b. Communications Towers shall not be located in the front façade area of any structure.
 - c. The Borough shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Communications Towers in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Borough and the requirements of the Public Utility Code.
 - d. Communications Towers and Related Equipment shall be located so as not to cause any physical or visual

obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Borough. In addition:

- i. Ground-mounted Related Equipment shall be located between the sidewalk and the curb. For reasons of safety and aesthetics, such equipment shall neither protrude onto the curb, nor obstruct the sidewalk.
 - ii. Ground-mounted Related Equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Borough Council.
 - iii. Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Borough Council.
 - iv. Any graffiti on the tower or on any Related Equipment shall be removed at the sole expense of the owner.
 - v. Any underground vaults related to Communications Towers shall be reviewed and approved by the Borough Council.
- e. Communications Towers shall not be located in, or within seventy-five (75) feet of an area in which all utilities are located underground.
 - f. The Communications Tower shall employ the most current Stealth Technology available in an effort to appropriately blend into the surrounding environment and minimize aesthetic impact. The application of the Stealth Technology chosen by the Applicant shall be subject to the approval of the Borough Council.
 - g. The Applicant shall ensure that the existing vegetation, trees and shrubs located within proximity to the Communications Tower shall be preserved to the maximum extent possible.

- h. A security fence with a minimum height of four (4) feet and a maximum height of eight (8) feet, with openings no greater than four (4) inches shall completely surround any Communications Tower greater than thirty-five (35) feet in height, as well as guy wires, or any building housing Related Equipment.
- 6. Any wireless communication facilities located within a public right-of-way shall be subject to a right-of-way fee as set and determined by Borough Council according to the Borough Fee Schedule.

ARTICLE V

STANDARDS AND CRITERIA FOR CONDITIONAL USES

Section 500 General Standards and Criteria for Evaluation

- A. Conditional uses for each zoning district are listed in Table 1 of this Ordinance.
- B. Any application for a conditional use shall demonstrate that:
 - 1. The proposed use complies with all applicable provisions and requirements for that type of use contained in this Article, and with other applicable Borough, County, and Commonwealth and Federal ordinances, laws and regulations. The proposed use shall obtain all applicable permits, licenses, and approvals from the Borough of Coraopolis, Allegheny County, Pennsylvania, and Federal agencies before final approval of the conditional use application shall be granted.
 - 2. The use will not endanger the public health and safety if located where proposed and will not deteriorate the surrounding environment or generate nuisance conditions.
 - 3. The use can be accommodated on the site with none, or only minimal, variances required.
 - 4. The use is compatible with and/or will support surrounding land uses within the neighborhood of the site. The use will not have a negative impact on the existing neighborhood or development.
 - 5. The proposed site for the conditional use is suitable in terms of topography, soil conditions and size, based on the number of projected users and the frequency of use of the proposed use.
 - 6. The proposed use/development/redevelopment conforms to the scale, character, and exterior appearance of existing structures and uses in the neighborhood in which it is located.
 - 7. The proposed use and site provides for safe, adequate vehicular and pedestrian access. It has access from a street capable of handling the traffic generated by the proposed use, and it will not result in undue traffic congestion and hazardous conditions on adjacent

streets. The use provides for safe, efficient internal circulation of vehicles and sufficient off-street parking and loading.

8. The use does not require substantial earthmoving, revision of drainage patterns, or create excessive traffic congestion.

Section 501 Procedure for Review and Approval of Conditional Use Applications

- A. The Borough Council shall hear and decide requests for conditional uses within 45 days after the last hearing before the governing body. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons therefore. Conclusions based on any provisions of this or any other ordinance shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in light of the facts found.
- B. Where the Borough Council fails to render the decision within the period required by this subsection or fails to commence, conduct, or complete the required hearing as provided in Section 908(1.2) of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10908(1.2), within 60 days from the date of the applicant's request for a hearing or fails to complete the hearing no later than 100 days after the completion of the applicant's case-in-chief, unless extended for good cause upon application to the Allegheny County Court of Common Pleas, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of failure of the governing body to meet or render a decision as hereinabove provided, the Borough Council shall give public notice of the decision within 10 days from the last day it could have met to render a decision in the same manner as required by the public notice requirements of this act. If the Borough Council shall fail to provide such notice, the applicant may do so.
- C. Nothing in this subsection shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction. A copy of the final decision or, where no decision is called for, the findings shall be delivered to the applicant personally or mailed to him/her no later than the day following its date.
- D. Given the requirements of paragraphs A through C above, the Borough Council shall not evaluate a conditional use application unless and until:
 1. A developer proposing a conditional use shall submit to the Borough Secretary five (5) total copies of the following materials at least fifteen (15) calendar days before a regular meeting of the Planning Commission.

2. A written statement supporting both the general criteria outlined in this Article for all conditional uses and the specific criteria for the specific proposed conditional use.
 3. A scaled illustrative site plan showing the arrangement of the proposed use on the site, including property lines, uses on adjacent properties, abutting streets, buildings existing and proposed on the site by use and height, points of access into the site, internal driveways, parking area layout with number of spaces noted, free standing signs, areas of earth moving with grade of finished slope noted, means of disposing of stormwater, proposed landscaping, and other pertinent information.
 4. The Borough Council, by recommendation of the Planning Commission or per its own recommendation and recourse, may waive parts of the site plan submission that are clearly irrelevant and/or not applicable in a particular case or application.
- E. The Planning Commission shall review the documents at its next meeting and may make a recommendation to the Borough Council within 30 days of the date of the Planning Commission meeting to approve the plan as submitted, reject it, approve it with specific conditions to be met by the developer, or table it for further information. Additionally, the Planning Commission shall make a recommendation to the Borough Council to schedule a public hearing on the application to gather public opinion.
1. The Commission shall note its discussion of the proposal and its recommendation to Borough Council in its minutes of the meeting and shall submit a copy to the developer and copies to Borough Council, together with the developer's submission.
- F. Borough Council shall review the Commission's recommendations and shall hold a public hearing on the conditional use application pursuant to public notice, within the time periods and procedures required by the PA Municipalities Planning Code. The public hearing shall commence within 60 days of the date of the filing of an administratively complete application.
- G. In granting a conditional use, Borough Council may attach such reasonable conditions and safeguards in addition to those expressed in this Article, as it may deem necessary to implement the purposes of the Municipalities Planning Code and this Article and Ordinance.
2. If Borough Council grants approval, it shall authorize the Zoning Officer to review building permit applications and supporting plans and issue a building permit for the proposed development.

- H. **Expiration of Conditional Use Approval.** Conditional use approval shall expire automatically without written notice to the applicant if no application for a grading permit, building permit or zoning certificate to undertake the construction or authorize the occupancy described in the application for conditional use approval is submitted within 12 months of said approval, unless the Borough Council, in their sole discretion, extends conditional use approval upon written request of the applicant received prior to its expiration. The maximum extension permitted shall be a 12- month extension.

- I. **Expiration of Conditional Use Approval Granted Prior to the Effective Date of this Chapter.** Conditional use approval granted prior to the effective date of this Chapter shall expire automatically without written notice to the applicant if no application for a grading permit, building permit or zoning certificate to undertake the construction or authorize the occupancy described in the application for conditional use approval is submitted within 12 months of the effective date of this Chapter or as specified in the approval, unless the Borough Council, in their sole discretion, extends conditional use approval upon written request of the applicant received prior to its expiration. The maximum extension permitted shall be an extension of time between one (1) month and 12 months.

Section 502 Specific Criteria for All Conditional Uses

- A. Access: Vehicular access shall be clearly marked and located to provide maximum sight distance for traffic entering and leaving the property and on the intersecting public street.

- B. Parking: Parking areas shall be clearly laid out so that circulation within them is clear to drivers, and drive-through or service lines and truck loading areas function without causing hazard in parking areas.

- C. Screening of parking or outdoor storing area shall be provided to protect adjacent residences. Lighting of signs or outdoor areas shall be directed away from adjacent homes and streets and light levels shall be the minimum to provide safety and security.

- D. Any business shall be operated from a permanent enclosed building and no sales shall take place from a trailer or within a parking lot upon spaces set aside to meet with the parking standards.

- E. A manufacturing or processing operation shall not create excessive noise, odors, vibration, sky-reflected glare or dust. All parts of such an operation shall occur within an enclosed building.

Section 503 Standards and Criteria for Specific Uses

A. Adult-Oriented Business

1. An Adult-Oriented Business shall only be established and operated in the I-2 Heavy Industrial Zoning District.
2. Adult-Oriented Businesses shall not be located within 300 feet of any lot that is used for residential purposes.
3. Adult-Oriented Businesses shall not be located within 500 feet of any existing school, day care center, hospital, group care facility, personal care boarding home, group home, public park or playground, community center, place of worship, public library or any establishment which is licensed to serve and/or sell alcoholic beverages.
4. No Adult-Oriented Business shall be located within 2,000 feet of any other existing or proposed adult-oriented business.
5. No advertisements or stock in trade which depicts, describes or relates to specified sexual activities and/or specified anatomical areas shall be permitted to be viewed or viewable from the street, sidewalk or highway.
6. No sign which can be viewed by the general public from outside of any building or structure which depicts, describes or relates to specified sexual activities and/or specified anatomical areas shall be permitted.

C. Automobile Sales and Service

1. Only vehicles in “showroom condition” may be displayed on the portion of the property that is visible to the public along the lot’s frontage before the building setback line.
2. All vehicles not in “showroom condition” (including but not limited to those received in trade, awaiting repairs, for lease, etc.) shall be stored behind the building setback line and screened from view from the right-of-way and from adjoining properties by a landscape screen or fence of appropriate design.
3. Any vehicle or piece of equipment that is considered a junk vehicle is prohibited from the premises.

4. The area used for display of merchandise offered for sale and the area used for the parking of customer and employee automobiles shall be continuously paved and maintained in a surfacing that is approved by the Borough Engineer.

D. Bed and Breakfast

1. No more than five bedrooms shall be available or used for lodging use in any building.
2. Not more than one ground sign shall be permitted on the lot.
3. Service meals shall be limited to breakfast only to overnight guests of the facility.
4. The number of off-street parking and loading spaces shall be provided as defined by Article VI of this Ordinance. All parking spaces and driveways shall be surfaced with bituminous, brick, concrete, or stone block paving material.
5. The owner and/or manager of the facility shall reside therein.
6. An individual overnight guest shall not occupy the facility for more than 14 consecutive nights.
7. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
8. Vehicular and/or pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.

E. Boarding House

1. The number of off-street parking and loading spaces shall be provided as defined in this Ordinance. All parking spaces and driveways shall be surfaced with bituminous, brick, concrete, or stone block paving material.
2. The service of meals shall be limited to residents only.

3. Under no circumstances shall a boarding house have more than five (5) residents, unless approved by Borough Council as part of its decision.
4. The owner and/or manager of the boarding house shall reside therein.
5. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
6. A boarding house shall have secured all required permits from the Allegheny County Health Department prior to the Borough issuing an occupancy permit for the facility.
7. Vehicular and/or pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.

F. Church/ Place of Worship

1. All buildings shall be set back at least 75 feet from the lot lines of residentially zoned properties and from the right-of-way of local streets.
2. The point of vehicular access shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.
3. A Church / Place of Worship located in a residential zoning district shall provide the required bufferyard as outlined in this Ordinance.
4. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
5. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. Lighting levels visible from an adjacent lot line of a residential use or residential zoning district shall be reduced to at least half of the maximum permitted footcandles between 11:00 p.m. and 6:00 a.m., prevailing time. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.

6. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.

G. Commercial Multi-Family Plan

1. The owners of any tract of land in the R-3 zoning district may submit a plan for the development of the tract to the Planning Commission for one (1) or more buildings containing both apartments and commercial uses provided that:

- a. Apartments and the access to them inside the building occupy at least fifty (50) percent of the floor area of any building, including the street floor and floors above.
- b. Commercial activities are confined to the street level floor and are limited to bakery outlet, barber shop, beauty shop, candy and ice cream store, delicatessen, drug store, dry cleaning pick-up, laundromat, newsstand, or business or professional offices.
- c. Separate entrances and parking areas on the property are provided for the apartments, separated from the commercial entrances and parking areas.
- d. All the dimensional standards that apply in the R-5 zoning district (see Table 2) shall apply for a commercial / multi-family dwelling plan.

2. Minimum Dimensions Between Multi-Family Buildings

- a. Minimum yard depths required in each zoning district shall be maintained around the periphery of each multi-family plan.
- b. When several multi-family buildings occupy the same lot the minimum distances between them shall be:
 - c. Main walls, front or rear, face each other: 60 feet.
 - d. Side walls face each other: 20 feet.
 - e. Main wall faces side wall: 30 feet.
- f. A main wall shall be considered one in which all the windows of any one apartment are located. All other walls shall be considered side walls.

- i. Walls shall be considered as facing one another if they are parallel or form an angle of not less than 45 degrees. If walls on neighboring buildings are not parallel, the average distance between them (closest and furthest points apart) shall be not less than the minimum distance.
- ii. No two buildings shall be less than 15 feet apart at any point.

3. Maintenance of Open Space

- a. The parking areas, access drives, walkways, recreation areas and landscaping in a multi-family plan shall be maintained by the property owner on a continuing basis.
- b. all areas in the plan, inside and outside, not to be sold or leased, shall be maintained by the association, which shall meet at least annually to establish assessments, authorize maintenance projects and pay bills.

H. Community Unit Plan

- 1. The owners of any tract of land in the R-1, R-2, or R-3 zoning district containing an area of at least two (2) acres may submit a plan for the development of the tract to the Planning Commission, provided that:
 - a. All buildings in the plan are one family detached dwellings, plus accessory structures and community facilities to serve the plan residents.
 - b. The overall density on the tract, exclusive of public streets, does not exceed seven (7) dwellings per acre if the tract is in R-1 or R-3, or twelve (12) per acre if in R-2.
 - c. A recreation area with appropriate equipment is provided for the residents of any plan containing twelve (12) or more dwellings, such recreation area not less than two hundred and fifty (250) square feet per dwelling.
 - d. All the dimensional standards outlined in this Ordinance in the zoning district containing the tract shall apply with the following exceptions: there shall be no minimum lot area

requirement and side yards in any zoning district may be not less than five (5) feet and rear yards not less than twenty (20) feet.

- e. Each lot to be sold in the plan shall abut a public street either existing or to be built by the developer in accordance with Borough street construction standards.

2. The owners of any tract of land in the R-1, R-2, R-3 or C-3 zoning district containing an area of at least five (5) acres may submit a plan for the development of the tract to the Planning Commission provided that:

- a. The buildings in the plan are one-family, two-family, multiple-family or row dwelling buildings, plus accessory structures and community facilities to serve the plan residents.
- b. The overall density on the tract, exclusive of public streets, does not exceed seven (7) dwelling units per acre if the tract is in R-1, twelve (12) per acre if in R-2, or sixteen (16) per acre if in R-3 or C-3.
- c. A recreation area with appropriate equipment is provided for the residents of any plan containing twelve (12) or more dwellings, such recreation area not less than two hundred fifty (250) square feet per dwelling.
- d. All the dimensional standards outlined in this Ordinance that apply in the zoning district containing the tract shall apply except that the minimum lot area is waived and side yards in any zoning district may be not less than five (5) feet and rear yards not less than twenty (20) feet on one or two-family lots.
- e. Each lot to be sold in the plan shall abut a public street either existing or to be built by the developer in accordance with Borough street construction standards.

I. Day Care Center

1. The facility shall be licensed by the Department of Public Welfare, or other appropriate state agency. Proof of this valid license shall be provided to the Borough prior to the Borough's issuance of a zoning and occupancy permit for the use. Copies of this valid license shall also accompany the annual operating report to be filed with the Borough's Police Department and Fire Department.
2. Ingress and egress to the site shall be designed to ensure the safe dropping off and picking up of children. All drop-off locations shall be designed so as to not interfere with the free flow of traffic on adjacent streets.
3. A facility which provides child care shall provide a minimum area for outdoor play at a ratio of 65 square feet per child using the outdoor play area. Long, linear configurations shall be avoided to assure the functionality of the space as an outdoor play area.
4. Outdoor play areas shall adjoin the building in which the facility is located, shall not be located less than 30 feet from a street right-of-way, shall not be located less than 10 feet from an adjoining property line, and shall not be less than 20 feet in width at any point.
5. A facility which provides child care shall provide a minimum area for indoor play at a ratio of 40 square feet per child.
6. Depending on traffic and/or adjoining use of the premises, a fence with approved height and strength by the Borough may be required along the lot's perimeter for the protection of those using the day care center.
7. The general safety of a day care center site shall be evaluated as it relates to the needs of small children.

J. Dormitory

1. Residents shall be limited to faculty, staff, enrolled students, or authorized visitors only.
2. The service of meals, if provided, shall be limited to faculty, staff, enrolled students, and authorized visitors only.
3. All parking spaces and driveways shall be surfaced with bituminous, brick, concrete, or stone block paving material.

4. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
5. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
6. The owner and operator of the facility shall be responsible for the conduct and safety of the students, employees, visitors, faculty, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by the students, employees, visitors, faculty, and guests.

K. Fraternity/ Sorority House

1. The service of meals shall be limited to residents only.
2. Under no circumstances shall a fraternity or sorority house have more than fifteen (15) residents, unless approved by Borough Council as part of its decision.
3. A fraternity or sorority house must be affiliated with and/or sanctioned by an area college or university.
4. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
5. A fraternity or sorority house shall have secured all required permits from the Allegheny County Health Department prior to the Borough issuing an occupancy permit for the facility.
6. Vehicular and/or pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.

L. Group Care Facility

1. The number of residents shall be limited to no more than 14 persons, excluding supervisory adults and the children of supervisory adults.

2. The applicant shall file a detailed statement of intent describing the proposed use of the dwelling or building. The statement shall provide detail on the number and nature of the anticipated residents or occupants.
3. The operator of the facility shall provide the Borough with a floor plan, drawn to scale, clearly delineating all rooms or sleeping areas, all points of ingress and egress to the facility and the interior circulation plan indicating the flow of traffic on the site and primary point or points of vehicular access.
4. No group care facility shall be established within 1,000 feet of another group care facility.
5. A 12-foot wide fire/emergency access route shall be provided around the perimeter of each building. Topography or other characteristics of the site or the development that might affect the use of emergency equipment between buildings may dictate a greater separation of structures.
6. Twenty-four hour supervision shall be provided by staff qualified by the sponsoring agency.
7. Adequate open space opportunities for recreation shall be provided on the lot for the residents consistent with their needs. All open space areas shall be secured by a fence with a self-latching gate.
8. Where applicable, certification or licensing by the sponsoring agency shall be prerequisite to obtaining a certificate of occupancy and a copy of an annual report with evidence of continuing certification shall be submitted to the Borough Zoning Officer in January of each year.

M. Home Occupation

1. The home occupation shall be carried on solely within the principal building or accessory structures.
2. No more than 15 percent (15%) of the gross floor area of the principal dwelling and any accessory structures used shall be devoted to the conduct of the home occupation.
3. Articles not produced on the premises shall not be sold on the premises.

4. There shall be no display of merchandise available for sale on the premises; however, merchandise may be stored on the premise for delivery off the premises.
5. Exterior displays or signs other than those permitted in this Ordinance, exterior storage of material and exterior indication of the home occupation or variation from the residential character of the principal structure shall not be permitted.
6. Objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare shall not be produced. The use shall comply with any and all applicable performance standards as outlined in this Ordinance.
7. The use shall not significantly intensify vehicular or pedestrian traffic, which is normal for the residences in the neighborhood.
8. The use shall not require internal or external alterations or construction features which are not customary to a dwelling or which change the fire rating of a structure.
9. There shall be no use of materials or equipment except that of similar power and type normally used in a residential dwelling for domestic or household purposes.
10. The use shall not cause an increase in the use of water, sewage, garbage, public safety or any other municipal services beyond that which is normal for the residences in the neighborhood.
11. The use shall not cause a negative impact on lot values in the immediate neighborhood.
12. The home occupation shall not involve the use of commercial vehicles for regular delivery of materials to or from the premises, and commercial vehicles shall not be permitted to be parked on the premises.
13. The following uses shall not be considered home occupations and shall be restricted to the zoning districts in which they are specifically authorized as permitted uses or conditional uses, including, but not limited to:
 - a. Beauty shops or barber shops containing more than two (2) chairs.
 - b. Clinics, hospitals, or nursing homes.

- c. Kennels, veterinary offices, and clinics.
 - d. Private instruction to more than three (3) students at a time.
 - e. Restaurants or tea rooms.
 - f. Tourist or boarding homes.
 - g. Vehicle or equipment rental, repair or sale.
 - h. Auto repair garages, as defined in this Ordinance.
14. Day Care Homes shall meet all of the foregoing requirements for a home occupation as well as the following additional requirements:
- a. Adequate areas for outdoor recreation shall be provided and shall be secured by a fence with a self-latching gate.
 - b. A safe area shall be provided for the drop off and pick up of children who do not obstruct the free flow of traffic on any public street.
 - c. Off-street parking shall be provided in accordance with the requirements of Article VI of this Ordinance.

N. Hospital

- 1. The minimum site area required for a hospital shall be five (5) acres.
- 2. The site shall be serviced by public water and public sanitary sewer systems.
- 3. All hospitals shall be properly licensed by the Commonwealth of Pennsylvania.
- 4. Water pressure and volume shall be adequate for fire protection.
- 5. Ingress, egress, and internal traffic circulation shall be designed to ensure access by emergency vehicles.
- 6. The plan illustrating parking and circulation shall be forwarded to the Coraopolis Borough Police Department for comments regarding traffic safety and emergency access.
- 7. Depending on the adjoining uses (whether residential or other), all lot lines shall be screened by the required bufferyards as defined in this Ordinance.

8. The landowner and/or developer shall complete a traffic impact analysis to demonstrate that the Borough's roadway network will maintain an acceptable level of service and roadway capacity based upon the proposed development's peak traffic volumes.
9. Safe vehicular access and areas for discharging and picking up patients shall be provided.
10. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
11. The vehicular and pedestrian circulation system shall be designed to minimize conflict between vehicular and pedestrian circulation.
12. A hospital's height shall not exceed 75 feet and, as applicable, shall not pose a hazard to the operations of the Pittsburgh International Airport.

O. Hotel

1. Service of meals and/or beverages must be secondary to the principal use of room or suite rental.
2. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
3. Vehicular and/or pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
4. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
5. The landowner and/or developer shall complete a traffic impact analysis to demonstrate that the Borough's roadway network will maintain an acceptable level of service and roadway capacity based upon the proposed development's peak traffic volumes.
6. To ensure public health and safety, the site shall be served by and connected to a public sewer system and public water system at the cost of the landowner and/or developer.

7. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, customers, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by the employees, customers, visitors, and guests.

P. Indoor Recreation

1. All off-street parking areas located adjacent to existing residences shall reduce exterior lights to half power after 11 p.m. and shall be screened by the appropriate bufferyard as defined in this Ordinance.
2. All off-street parking shall be located on the lot.
3. The vehicular and pedestrian circulation system shall be designed to minimize conflict between vehicular and pedestrian circulation.
4. All dumpsters, not incorporated into the principal building, shall be located in the rear yard setback and shall be screened with masonry or vegetation. All screens shall be a minimum of 8 feet high and shall have a minimum opacity of 80 percent.
5. All indoor recreation facilities shall have a maximum gross floor area of 40,000 square feet.

Q. Kennel

1. Kennel uses shall be located at least 100 feet from any property line adjoining a residential use or zoning district and at least 50 feet from any other property line.
2. All outdoor kennel facilities shall be constructed for easy cleaning, adequately secured by a fence with a self-latching gate (or otherwise fully enclosed to ensure that a cat or another animal is not able to climb or jump out of the enclosed area), and screened by a six (6) foot high compact vegetative screen or 100% opaque fence on all sides which are visible from any street or residential property.
3. If adjacent properties are developed for single-family dwellings, the kennel shall be soundproofed to minimize noise impact on adjacent properties.
4. The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department shall be maintained.

5. At no time shall the animals be permitted to run loose on the property other than in a completely enclosed area as described herein.
6. This use shall be subject to periodic inspections to insure compliance with the conditions of approval.
7. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
8. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, customers, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues and quell any disturbances caused by the employees, customers, visitors, and guests.

R. Light Manufacturing

1. All materials and equipment shall be stored within a completely enclosed building.
2. The storage, use or manufacture of hazardous or potentially hazardous materials shall be limited to those materials required to be used by or produced in connection with the light manufacturing activity, and the transportation, handling, use and disposal of such materials shall conform with all applicable regulations and permit requirements of the Environmental Protection Agency (EPA) and Department of Environmental Protection (DEP).
3. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
4. Vehicular and/or pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
5. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
6. The landowner and/or developer shall complete a traffic impact analysis to demonstrate that the Borough's roadway network will

maintain an acceptable level of service and roadway capacity based upon the proposed development's peak traffic volumes.

7. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
8. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, customers, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues and quell any disturbances caused by the employees, customers, visitors, and guests.

S. Marina, Docks, Portals of Water

1. Ingress and egress of the lot shall be approved by Borough Council.
2. Outdoor storage of materials associated with maintenance shall not be permitted.
3. As part of all land development, the landowner and/or developer shall provide a plan for photometrics of the lot. Illumination, when measured at a lot line, shall be a maximum of 0.1 footcandles. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impacts on adjacent properties.
4. The plan for the use shall be prepared and sealed by an architect, engineer or landscape architect showing the overall use of the site, structures and facilities, decks, ramps, etc. The plan shall conform to all safety requirements of the United States Army Corps of Engineers.

T. Massage Therapy Establishment

1. State or national certification from one of the following entities shall be required for all employees, excluding administrative staff: National Certification Board for Therapeutic Massage and Bodywork; American Massage Therapy Association; Association of Bodywork and Massage Practitioners; National Certification Commission for Acupuncture and Oriental Medicine; International Massage Association; or a Borough Council approved equivalent. In addition, all employees, excluding administrative staff, must have at least 500 hours of professional training and provide a certificate or equivalent that proves the training hours that have been met.

2. Hours of operation shall be restricted to 8 a.m. to 8 p.m., prevailing time. As part of its decision, Borough Council may further regulate the hours of operation for the facility in order to prevent adverse impacts on adjoining properties.
3. The facility shall operate in compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department.
4. A massage therapy establishment shall obtain an initial license from the Borough Secretary and must renew this license each year thereafter that the massage therapy establishment intends to continue operation as a massage therapy establishment in the Borough of Coraopolis.
5. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
6. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impact on adjoining properties.
7. To ensure public health and safety, the site shall be served by and connected to a public sewer system and public water system at the cost of the landowner and/or the developer.
8. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, customers, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by the employees, customers, visitors, and guests.

U. Medical Clinic

1. Facilities and equipment to support overnight boarding shall not be permitted.
2. The facility and use shall be licensed by the appropriate departments and/or agencies of the Commonwealth of Pennsylvania. Said valid license and all appropriate documentation shall be submitted to the Borough.
3. The facility and use shall be conducted in a manner that does not violate any provisions of this chapter or any other federal, state, county, Borough statute, law, regulations, ordinance and/or resolution.
4. The facility and use shall be staffed during all hours of operation by personnel licensed by the Pennsylvania Department of Health.
5. Hours of operation must be appropriately scheduled to protect the surrounding neighborhood from detrimental noise, disturbance or interruption.
6. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
7. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impact on adjoining properties.
8. To ensure public health and safety, the site shall be served by and connected to a public sewer system and public water system at the cost of the landowner and/or the developer.
9. The landowner and/or developer shall complete a traffic impact analysis to demonstrate that the Borough's roadway network will maintain an acceptable level of service and roadway capacity based upon the proposed development's peak traffic volumes.
10. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, customers, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by the employees, customers, visitors, and guests.

V. Nursing Home

1. The minimum site area required for a nursing home shall be one (1) acre.
2. To ensure public health and safety, the site shall be served by and connected to a public sewer system and public water system at the cost of the landowner and/or the developer.
3. All nursing homes shall be licensed by the Commonwealth of Pennsylvania.
4. Water pressure and volume shall be adequate for fire protection.
5. Ingress, egress and internal traffic circulation shall be designed to ensure access by emergency vehicles. A twelve-foot wide fire/emergency access route shall be provided around the perimeter of each building. Topography or other characteristics of the site or the development that might affect the use of emergency equipment between buildings may dictate a greater separation of structures. The parking and circulation plan shall be referred to the Coraopolis Fire Department for comments regarding traffic safety and emergency access.
6. Nursing homes shall have a bed capacity of at least 20 beds but no more than 200 beds.

W. Office, Medical

1. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line if adjacent to a residential use. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impact on adjoining properties.
2. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
3. The vehicular and pedestrian circulation system shall be designed to minimize conflicts between vehicular and pedestrian circulation.
4. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.

5. A trip generation analysis is required to better determine traffic issues associated with the proposed development. As part of its decision, Borough Council may require a full traffic study depending on if the number of trips generated by the development exceeds 100 trips during peak hours.
6. To ensure public health and safety, the site shall be served by and connected to a public sewer system and public water system at the cost of the landowner and/or the developer.
7. The owner and operator of the facility shall be responsible for the conduct and safety of the employees, patients, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by the employees, patients, visitors, and guests.

X. Parking Lots

1. Lighting shall be oriented away from adjacent properties and shall not exceed 0.1 footcandle of illumination when measured from an adjacent lot line if adjacent to a residential use. As part of its decision, Borough Council may further regulate outdoor lighting for the facility in order to prevent adverse impact on adjoining properties.
2. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
3. The vehicular and pedestrian circulation system shall be designed to minimize conflicts between vehicular and pedestrian circulation.

Y. Place of Assembly

1. A place of assembly's primary visitor drop-off and pick-up area shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.
2. At a minimum, a trip generation analysis shall be required. Furthermore, a traffic impact study shall be required to be submitted whereas the proposed development which according to the Institute of Transportation Engineers (ITE) standards will generate 100 trips in addition to the adjacent roadway's peak hour volumes. A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways shall be provided. New streets shall be designed for adequate traffic capacity. All reference to levels of service (LOS) shall be defined by the Highway Capacity Manual, published by Transportation

Research Board. These standards may be waived by the Borough if sufficient evidence is provided that the criteria cannot be met with reasonable mitigation.

3. The number of points of ingress/egress shall be based upon projected peak hour traffic for the use and approved by the Borough Engineer to ensure employee and visitor safety.
4. Hours of operation and events shall be scheduled to minimize negative impacts on the surrounding neighborhood.
5. The vehicular and pedestrian circulation system shall be designed to minimize conflict between vehicular and pedestrian circulation.
6. For parking demands greater than 300 automobiles, additional setbacks, screening and buffering of off-street parking and loading areas may be required to be provided in order to protect the surrounding neighborhood from inappropriate noise, dust, light and other disturbances.

Z. Printing/Publishing/Engraving

1. The loading and unloading areas associated with any printing/publishing/ engraving retail establishment shall be located so as to minimize negative effects on area traffic.
2. Loading and unloading areas shall not be located in the street and must be provided for on site of the subject printing/ publishing/ engraving establishment.

AA. School

1. Operations shall be regulated so that nuisances such as visual blight, glare and noise shall not be created.
2. The school shall be accredited by the Commonwealth of Pennsylvania.
3. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize vehicular and pedestrian safety.
4. The vehicular and pedestrian circulation system shall be designed to minimize conflicts between vehicular and pedestrian circulation.

5. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.
6. Light fixtures for the illumination of parking and service areas shall be designed to minimize illumination levels to 0.1 footcandle when measured at the lot line of an adjacent residential use. Lighting levels shall also be reduced by one-half their standard operating power, between the hours of 11 p.m. and 6 a.m.
7. At a minimum, a trip generation analysis shall be required. Furthermore, a traffic impact study shall be required to be submitted whereas the proposed development which according to the Institute of Transportation Engineers (ITE) standards will generate 100 trips in addition to the adjacent roadway's peak hour volumes. A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways shall be provided. New streets shall be designed for adequate traffic capacity. All reference to levels of service (LOS) shall be defined by the Highway Capacity Manual, published by Transportation Research Board. These standards may be waived by the Borough if sufficient evidence is provided that the criteria cannot be met with reasonable mitigation.

BB. Restaurant, With Drive Thru

1. The hours of operation and activities for a restaurant with drive thru shall be appropriately scheduled to protect adjoining neighborhoods and uses from detrimental noise, disturbance, or interruption.
2. At a minimum, a trip generation analysis shall be required. Furthermore, a traffic impact study shall be required to be submitted whereas the proposed development which according to the Institute of Transportation Engineers (ITE) standards will generate 100 trips in addition to the adjacent roadway's peak hour volumes. A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways shall be provided. New streets shall be designed for adequate traffic capacity. All reference to levels of service (LOS) shall be defined by the Highway Capacity Manual, published by Transportation Research Board. These standards may be waived by the Borough if sufficient evidence is provided that the criteria cannot be met with reasonable mitigation.
3. The number of points of ingress and egress shall be based upon projected peak hour traffic for the use approved by the Borough Engineer to ensure employee and patron safety.

4. As part of all land development, the landowner/developer shall provide a plan for photometrics of the lot. Illumination, when measured at a lot line, shall be a maximum of 1 footcandle.
5. All dumpsters shall be located in the rear setback yard and shall be screened. All screens shall have a height of 8 feet and shall have a minimum opacity of 80 percent.
6. Mechanical equipment locations are subject to Borough Council approval and shall be designed and screened so that visibility from an adjacent property is minimized to the greatest extent possible.

CC. Veterinary Clinic

1. Such uses and structures shall be located at least 100 feet from any lot line adjoining a residential use or zoning district and at least 50 feet from any other lot line.
2. Animal holding areas shall be within an enclosed building.
3. The facility shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the local/County Health Department shall be maintained.
4. Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize vehicular and pedestrian safety.
5. The vehicular and pedestrian circulation system shall be designed to minimize conflicts between vehicular and pedestrian circulation.
6. The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.

ARTICLE VI

OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 600 General Requirements for Parking

- A. All development proposals, whether new construction, renovation to accommodate a new use or expansion of an existing use, shall include off-street parking in accordance with this section.
- B. Each single family and two-family dwelling shall be provided with two (2) off-street spaces for each dwelling unit. The spaces shall be located on the same property as the dwelling.
- C. Any proposal involving a commercial, industrial or multi-family development (more than two dwelling units in a building or more than one dwelling building on the same property) shall include a scaled drawing showing the location of the parking on the property in relation to buildings, access to the parking, layout and number of spaces, and dimensions across a parking aisle and for a typical space.
- D. As the result of renovation or development of a lot, the number of existing parking spaces shall not be reduced in number to less than what is required for the new use.
- E. When the calculation of required parking and/or loading spaces results in a requirement of a fractional parking space, any fraction 0.5 spaces or greater shall be counted as one parking space. Fractional spaces less than 0.5 shall be rounded down to the nearest whole number.
- F. When more than use exists on a lot or in a building, parking and loading requirements for each use shall be provided.
- G. A landowner or developer shall follow the specific requirements of the American Disability Act of 2004 (or most recent edition) for off-street parking spaces.

Section 601 Dimensional Requirements

- A. **Parking Space Dimensions:** Each parking space in a parking lot shall contain at least one hundred sixty-two (162) square feet, exclusive of access drives or aisles, and shall have minimum dimensions of nine (9) feet in width and eighteen (18) feet in length.

- B. **Parking Aisle Dimensions:** The minimum dimension, including access drives or aisles, across a double-loaded parking aisle with parking spaces at right angles to the access lane shall be at least sixty (60) feet, and for a single-loaded aisle at least forty-two (42) feet. Where parking lanes form a forty-five (45) degree angle with the access lane the dimension across a double loaded aisle (including the full depth of the spaces) shall be at least fifty-four (54) feet and across a single loaded aisle thirty-two (32) feet. A parking aisle includes the access lane and parking spaces for which the lane provides access. A double-loaded aisle has parking spaces on both sides of the access lane. If cars are to be parked parallel to the edge of a parking area, such spaces shall be at least eight (8) feet wide by twenty (20) feet long and abut an access lane at least ten (10) feet wide.
- C. **Location of Parking Spaces:** Parking spaces to serve any non-residential use shall be no more than six hundred (600) feet from the building containing the use to be served and spaces to accommodate a multi-family residential use shall be not more than two-hundred (200) feet away. Distances shall be measured from the building entrance to the nearest edge of the parking area.
- D. **Off-Site Parking Lots:** Required parking shall be on the same property as the use served unless a second property in the same ownership as the one containing the building to be served is provided for parking within the distance limits established in Section 613 above, or a second property is leased for such parking. In either case, the second property shall be available for the life of the use to be served and guaranteed as such by covenant filed with the Borough.
- E. **Parking Space Credits:** In determining the number of spaces to be provided for a commercial use, the developer may subtract from the number required fifteen (15) percent of the spaces within a Public Authority lot the nearest edge of which is not more than six hundred (600) feet from his building entrance plus any space in the street abutting his property.
- F. **Sharing of a Parking Lot:** Where several uses share the same property, the parking required for each use shall be added together to determine the total number of spaces needed for the property. Additional regulations and requirements are located in Section 660 of this Article.
- G. **Use of Parking Lots:** Parking areas and lots shall be used only for the storage of passenger cars and trucks with a gross weight of not more than one-half ($\frac{1}{2}$) ton. No storage of derelict or unlicensed vehicles shall occur in a parking lot or area and no repair services other than windshield replacement and emergency road services shall take place in a parking area or lot.

Section 602 Design Standards

- A. Surfacing: Parking areas or lots serving any commercial, industrial, public or semi-public use or any residential development where more than two (2) dwelling units share the same parking area shall be surfaced and maintained. Surfacing shall be supported by four and a half (4½) inches of well-choked and compacted crushed limestone or slag base course and shall consist of a one (1) or two (2) layer bituminous surface course not less than two (2) inches in depth provided and placed in accordance with current PennDOT specifications.
- B. Slope of Lots: Parking lots or areas shall be sloped not less than one half of one percent (½%) and not more than six percent (6%) towards an acceptable storm drainage system.
- C. Storm Drainage: Drainage from any parking lot or area shall be gathered on the same property and directed to a public storm sewer. In no case shall stormwater flow on the surface across a street or onto a neighboring property. If the existing storm sewer is likely to be unable to handle the added flow from the lot or if no storm sewer is available, the developer shall handle drainage from his site in accordance with the provisions outlined in this Ordinance and the Borough's Stormwater Management Ordinance, Ordinance No. 1806.
- D. Slopes Abutting the Lot: Where the grade beyond the edge of a parking area slopes downhill and parking spaces are arranged at right angles to the edge, stop bars or a curb shall be provided along the edge. Embankments shall be placed in accordance with the provisions set forth in this Ordinance. Where the grade slopes uphill from the edge of the lot a swale shall be provided adjacent to the paved surface sloped to the storm drainage system.
- E. Striping: Parking spaces shall be marked off in yellow or white traffic paint stripes at least four (4) inches wide the full length of the space.
- F. Setbacks and Screening: Whenever a parking lot occurs in a residential zoning district, the edge of the parking surface shall be set back from the side or rear property lines not less than two (2) feet, and from abutting streets not less than the minimum front yard setback required in the zoning district, or the building setback on adjacent lots if that is less to accommodate a planted hedge to be installed and maintained at a height of not less than four (4) feet. The full width of the setback areas shall be landscaped. In lieu of a hedge, a four (4) foot high masonry wall or solid wood fence may be substituted for the hedge. If natural changes of grade or landscaping define the edges of the parking lot, the Planning Commission may recommend, and Borough Council may approve, adjustments in the setbacks and screening to fit the circumstances.

- G. Access: Entrances to parking lots shall be not more than twenty-five (25) feet in width, not including curved returns at street curbs. Entrances shall be located as remotely as possible from nearby street intersections, and secondarily from adjacent residential properties.
- H. Lighting and Signs: Parking lot lighting shall be arranged so that the light source is not visible from adjacent or nearby residential properties or streets and so that the light level on the parking lot surface does not exceed three (3) foot candles at any point. Any signs in a parking lot shall be strictly functional, denoting only information relevant to the use of the lot.

Section 603 Schedule of Off-Street Parking Requirements

- A. The following table of parking requirements specifies the number of spaces required for various land use categories defined in this Ordinance.

TABLE 4: MINIMUM PARKING REQUIREMENTS

	Principal Use	Minimum Parking Requirements
	Residential	
1.	Conversion Apartment	1.5 spaces per unit
2.	Efficiency Apartment	1 space per apartment
3.	Garage Apartment	1 space per apartment
4.	Single-Family Detached Dwelling	2 spaces for each dwelling unit
5.	Two-Family Dwelling	2 spaces for each dwelling unit
6.	Garden Apartment	2 spaces for each unit if less than 20 units; 1.5 spaces for each unit if 20 or more units
7.	High-Rise Apartment	2 spaces for each unit if less than 20 units; 1.5 spaces for each unit if 20 or more units
8.	Townhouse/Triplex/Quadplex	2 spaces for each dwelling unit
	Non-Residential	
9.	Adult-Oriented Business	1 space for every 100 square feet of gross floor area
10.	Animal Grooming Facility	1 space for every 200 square feet of gross floor area plus one space per employee on peak shift
11.	Amusement Enterprise	1 space for every 200 square feet of gross floor area
12.	Auto Repair Garage	2 spaces per repair bay plus 1 space per employee on peak shift plus 1 space per business vehicle

	Principal Use	Minimum Parking Requirements
13.	Automobile Sales & Service	5 spaces per employee on peak shift
14.	Bakery Shop	1 space per every 150 square feet of gross floor area plus 1 space per employee on peak shift
15.	Bank/ Financial Institution	1 space per every 300 square feet of gross floor area plus 1 space per employee
16.	Bed & Breakfast	1 space per guest room and 1 space per permanent resident
17.	Boarding House	1 space for every two beds
18.	Brewery or Micro-Brewery	1 space for every 300 square feet of gross floor area
19.	Business Services	1 space for every 250 square feet of gross floor area
20.	Candy or Ice Cream Store	1 space for every 200 square feet of gross floor area
21.	Car Wash	3 stacking spaces per wash bay
22.	Church/ Place of Worship	1 space for every 3 seats or 80 linear inches of pew
23.	Club, Fraternal, or Service Organization	1 space for every 250 square feet of gross floor area
24.	Commercial Multi-Family Plan	As determined by the Borough following a parking needs analysis
25.	Community Facilities	1 space for every 300 square feet of net floor area
26.	Community Unit Plan	As determined by the Borough following a parking needs analysis
27.	Communication Antenna	Not Applicable
28.	Communication Tower	1 space per facility
29.	Contractor Storage Yard	2 parking spaces plus 1 space per employee normally in attendance at the facility at any time
30.	Convenience Store	1 space for every 200 square feet of gross floor area
31.	Crematorium	1 space per employee
32.	Day Care Center	1 space per staff on peak shift plus 1 space for every 5 students
33.	Delicatessen	5 spaces for customer take-out/pick-up plus 1 space per employee on peak shift
34.	Distillery	1 space per employee on peak shift and 1 space per every 100 square feet of net floor area

	Principal Use	Minimum Parking Requirements
35.	Drug Store/ Pharmacy	1 space for every 200 square feet of gross floor area plus one space per employee
36.	Essential Services	1 space per employee on peak shift
37.	Feed & Grain Business	1 space per every 300 square feet of gross floor area
38.	Flex Space	1 space for every 300 square feet of gross floor area
39.	Florist	1 space for every 200 square feet of gross floor area plus one space per employee
40.	Food & Grocery Store	1 space for every 300 square feet of gross floor area
41.	Fuel Sales	1 space for each employee plus one space for every 2 fuel dispensers
42.	Funeral Home	1 space for every 3 seats in the first viewing room parlor plus 10 spaces for each additional parlor
43.	Fraternity or Sorority House	1 space for every two residents at peak capacity
44.	Garden Supply/ Plant Material Store	1 space for every 200 square feet of sales area plus 1 space for every 2 peak hour employees
45.	Group Care Facility	1 space for each 2 full time staff plus 1 space for every 5 residents
46.	Group Residence	1 space for every 4 residents plus 1 space per employee on peak shift
47.	Half-way House	1 space per employee and 1 space for each resident
48.	Health Club	1 space for each 400 square feet of gross floor area
49.	Heavy Manufacturing	1 space for every 750 square feet of gross floor area
50.	Home Occupation	1 space per dwelling unit
51.	Hospital	1 space for every 2 beds plus 1 space per employee on peak shift
52.	Hotel	1 space for every sleeping room plus 1 space per employee on peak shift plus additional regulations for restaurants, bars, conferences as required by this Ordinance and Chapter

	Principal Use	Minimum Parking Requirements
53.	Indoor Recreation	1 parking space for every 4 seats plus 1 parking space for every 300 square feet of gross floor area
54.	Kennel	1 space for each employee plus 1 space for every 1,000 square feet
55.	Laundromat	1 space for every four washing machines
56.	Life Care Facility	1 space for each employee, plus 1 space for every 3 beds or residents
57.	Light Manufacturing	1 space for every 750 square feet of gross floor area
58.	Liquor Store	1 space for every 250 square feet of gross floor area
59.	Marina	As determined by a Parking Study
60.	Massage Therapy Establishment	1 space for each table, plus one space per employee on peak shift
61.	Medical Clinic	4 spaces for each doctor, licensed physician assistant, and licensed nurse practitioner, plus 1 additional space per employee
62.	Mixed Use Building	Sum of parking requirements for individual uses
63.	No-Impact Home-Based Business	1 space per dwelling unit
64.	Nursing Home	1 space for each employee, plus 1 space for every 3 beds or residents
65.	Office, Business or Professional	1 space for every 300 square feet of net floor area
66.	Office, Medical	1 space for every 200 square feet of gross floor area
67.	Oil and Gas Operations and Facilities	1 space per employee on peak shift and 1 space per facility
68.	Outdoor Recreational Facility	As determined by the Borough following a parking needs analysis
69.	Personal Services	1 space for every 200 square feet of net floor area plus one space for every 2 employees on peak shift
70.	Pilot Manufacturing	1 space for every 500 square feet of gross floor area
71.	Place of Assembly	1 space for every 75 square feet of net floor area (for a theater – 1 space for every 3 seats)
72.	Printing/Publishing/Engraving	1 space for every 750 square feet of net floor area

	Principal Use	Minimum Parking Requirements
73.	Public Building	As determined by the Borough following a parking needs analysis
74.	Public Recreation Uses	As determined by the Borough following a parking needs analysis
75.	Research & Development	1 space for every 500 square feet of gross floor area
76.	Restaurant, High-Turnover	1 space for every 50 square feet of net floor area
77.	Restaurant, Low-Turnover	2 spaces for every 75 square feet of net floor area
78.	Restaurant, With Drive-Thru	1 space for every 50 square feet of net floor area
79.	Retail Store	1 space for every 200 square feet of gross floor area
80.	School	1 space per employee plus 1 space for every 10 students
81.	Self-Storage Facility	1 space for every 10 storage spaces plus 1 space per employee on peak shift
82.	Service Station	4 spaces per bay plus 1 space per employee on peak shift plus 1 space for every business vehicle
83.	Studio – Art, Dance, Martial Arts, Music	1 space per employee and 1 space for every 350 square feet of gross floor area
84.	Tavern/Bar	1 space for every 75 square feet of net floor area plus 1 space per employee on peak shift
85.	Trucking Terminal	1 space for every 750 square feet of net floor area
86.	Veterinary Clinic	1 space for each employee plus 2 spaces for every exam room
87.	Warehouse	1 space for every 750 square feet of net floor area
88.	Wholesale Business	1 space for every 750 square feet of net floor area
89.	Winery	1 space per employee on peak shift and 1 space per every 500 square feet of retail gross floor area and 1 space per every 1,500 square feet of outdoor related activities
90.	All Other Uses Not Specifically Listed	As determined by the Borough Planning Commission

Section 604 Off-Street Parking Reduction Areas

- A. Given the density and development patterns of the Borough of Coraopolis, several off-street parking reduction areas have been designated throughout the Borough. Within the designated Parking Reduction Zones, certain percentage decreases in the required number of parking spaces are permissible. The reduction is based on the area and zoning district in which a particular development is located, the availability of nearby parking (primarily public parking either along the street or in a surface parking lot), and the proposed use. Parking Reduction Zones for the Borough of Coraopolis are outlined in the following table:

TABLE 5: PARKING REDUCTION AREAS

AREA/ZONE	USE TYPE	PERCENT DECREASE	CONDITION
C-2 Central Business Zoning District	Any use	50%	Nearby Parking must be located within 600 feet from the property where the use is located
C-3 Planned Shopping Commercial Zoning District	Any use	25%	
I-1 Limited Industrial Zoning District	Any use	25%	

Section 605 Bicycle Parking Requirements

- A. To allow flexibility and equity in addressing vehicle parking issues and to present a menu of parking allocation strategies, this section requires and incentivizes bicycle parking in the Borough of Coraopolis. The bicycle parking incentives aim to facilitate the lessening of car-related congestion in the Borough by promoting bicycle commuting by requiring the provision of adequate and safe facilities for the storage of bicycles. Further, this section allows a reduction in required number of automobile parking spaces when bicycle parking is accommodated, creating a benefit for meeting the requirements set forth herein. Requirements and details for bicycle spaces are outlined as follows.
1. A Bicycle Parking Space shall be a four (4) feet by six (6) feet space provided for locking up to two (2) bicycles or a bicycle locker that can store up to two (2) bicycles per unit.
 2. A Bicycle Rack shall be a stationary device with a base that can wedge anchors for surface mounting, provides steel tubing one (1) inch to four (4) inches thick, containing locking points between one (1) feet and three (3) feet off the ground and a gap near the bottom

for pedal clearance, enabling one to lock a bicycle frame and one (1) of the wheels with a standard U-Lock. Such a rack must be able to accommodate at least two (2) bicycles upright by rack frame.

3. Bicycle parking shall be provided in a well-lighted area.
 4. Bicycle parking shall be at least as conveniently located as the most convenient automobile spaces, other than those spaces for persons with disabilities. Safe and convenient means of ingress and egress to bicycle parking facilities shall be provided. Safe and convenient shall include, but is not limited to stairways, elevators and escalators.
 5. Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990.
- B. Specific requirements regarding the layout and location of bicycle spaces are as follows:
1. All bicycle parking areas shall afford a four (4) foot wide access aisle to ensure safe access to spaces.
 2. Bicycle parking and automobile parking shall be located so as to protect bicycles from damage.
 3. In cases where Bicycle Parking Spaces are not visible from the primary street, signage shall be used to direct cyclists safely to bicycle parking areas.
 4. All bicycle racks and lockers shall be securely anchored to the ground or building structure.
 5. Bicycle Parking Spaces shall not interfere with pedestrian circulation and shall adhere to ADA requirements.
 6. Bicycle parking shall be an integral part of the overall site layout and designed to minimize visual clutter.
 7. All Bicycle Parking Spaces outside of a building shall be located within a one hundred (100) foot diameter of the primary building entrance.
 8. Bicycle Racks may be placed in the public right-of-way provided that the building owner obtains an encroachment permit for the installation of racks in the public right-of-way from the Borough.

- C. Bicycle Parking Requirements. The following table provides the number of bicycle parking spaces required per square foot of gross floor area. Bicycle spaces are only required in the Borough's C-2 and C-3 Zoning Districts, as follows:

TABLE 6: BICYCLE PARKING REQUIREMENTS

GROSS FLOOR AREA	REQUIRED MINIMUM NUMBER OF BICYCLE PARKING SPACES
0-5,000 square feet	0
5,001-20,000 square feet	1
20,001 or more square feet	1 per every 10,000 square feet (or fraction thereof)

- D. Street Parking Reduction for Bicycle Parking. A reduction in the number of off-street parking spaces required (excluding parking spaces for persons with disabilities) shall be permitted for the provision of bicycle parking provided that:
1. No fee is required for using the bicycle parking made available.
 2. When calculation of the maximum number of reduced parking spaces results in a fraction, the resulting number shall be rounded to the next highest integer.
- E. The reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space, but by no more than thirty (30) percent of the total required spaces.

Section 606 Shared Parking Requirements

In order to accommodate the usage of the same parking spaces for two or more different land uses in the same building, requiring different principal hours of use, a lower number of required parking spaces may be permitted. All uses shall be located on the same lot under the same ownership. Parking can be provided on a different lot if there is a written and signed agreement in place. Subsequent changes in land uses within any mixed use buildings shall require a new occupancy permit and proof that sufficient parking will be available. The following provisions apply to shared parking:

- A. The required parking for mixed use buildings shall be computed as follows:
1. Determine the minimum amount of parking required for each land use as though it were a separate use.

2. Using the table below, determine the number of spaces needed by each use for each of the four time periods by multiplying the parking required for each use by the corresponding percentage of use for that time period.
3. Calculate the total number of spaces needed for all uses for each time period.
4. The time period with the highest number of parking spaces required for the sum of all uses shall be the number of parking spaces required.

TABLE 7: CALCULATING PARKING FOR MIXED USE BUILDINGS

Use	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Office or Industrial	100%	10%	10%	5%
Retail	60%	90%	100%	70%
Restaurant	75%	100%	100%	100%
Entertainment/Recreation	40%	100%	80%	100%

- B. To apply for usage of the shared parking requirement, a table shall be submitted showing the breakdown of the gross floor area devoted to each of the land use categories listed in Table 7. Uses that do not fit into any of the categories shown in the Table shall not be eligible to use this provision. The total amount of required parking shall be tabulated by use and time period. The time period requiring the highest number of parking spaces shall be selected as the basis for the shared parking requirement.
- C. A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record shall be submitted to the Borough, which shall forward a copy to the Borough Solicitor for review and approval. Proof of recording of the agreement shall be presented to the Borough prior to issuance of an occupancy permit. The agreement shall:
 1. List the names and owner interest of all parties to the agreement and contain the signatures of those parties.
 2. Provide a legal description of the land.
 3. Include a site plan showing the area of the parking parcel.

4. Describe the area of the parking parcel and designate and reserve it for shared parking encumbered by any conditions which would interfere with its use.
 5. Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant.
 6. Assure the continued availability of spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses.
 7. Describe the method by which the covenant shall, if necessary, be revised.
- D. If the agreement expires, each owner shall provide the required parking spaces for their principal use.
- E. Shared parking provided can be located on a separate, different lot than the subject building which houses the businesses, so long as there is a shared parking agreement in place that meets the criteria outlined in Section 663 above for shared parking agreements.

Section 607 Parking of Commercial Vehicles in Residential Areas

- A. The storage and parking of commercial vehicles or box trucks with more than two axles or two wheels per axle shall not be permitted along the street or public right-of-way in residential areas.
- B. Commercial vehicles and/or box trucks may park in available driveways or other parking areas nearby and are prohibited from parking in the street.

Section 608 Off-Street Loading

- A. Any development proposal, whether new construction, renovation to accommodate a new use, or expansion of an existing use shall, where an alley does not exist adjacent to the property, provide off-street loading in accordance with this Ordinance.
- B. The off-street loading space or spaces shall be at least ten (10) feet wide by thirty-five (35) feet long with a clear height of fourteen (14) feet. The space or spaces shall be located so that trucks may enter and leave the property moving in a forward direction. The loading spaces and access to them shall not interfere with the use of, or be considered a part of, any required off-street parking on the property.
- C. When several buildings comprise the same use, one building may be designated to receive and/or ship goods but the floor area of all the buildings shall be combined to determine the number of loading spaces to be provided.
- D. Loading areas shall be sloped, paved, drained and screened as for parking areas.
- E. Minimum Loading Requirements
 - 5.1 Multiple Family Dwellings: One (1) space for the first thirty thousand (30,000) square feet of floor area plus one (1) additional space for each additional forty thousand (40,000) square feet of floor area, except that no space shall be required for any building with less than ten thousand (10,000) square feet of floor area.
 - 5.2 Commercial and Industrial Uses: One (1) space for each ten thousand (10,000) square feet of floor area, except that no space shall be required for any use with less than three thousand (3,000) square feet of floor area.
 - 5.3 Warehousing, Storage or Terminal Operations: One (1) space for each seven thousand five hundred (7,500) square feet of floor area.

ARTICLE VII

SIGNS

Section 700 Signs - General

- A. Signs shall only be erected and maintained in compliance with the provisions of this Article, other Articles and Parts of this Chapter, and any and all regulations of the Borough relating in any way to the erection, location, size, height, use, number, lighting, operation, alteration, or maintenance of signs, billboards, banners, and other similar advertising devices as defined herein.
- B. No sign shall be erected, altered, painted, relocated, remodeled, expanded, or maintained in any manner that is inconsistent with the provisions of this Article and all other applicable Borough ordinances. A sign permit shall be obtained from the Zoning Officer prior to the erection or alteration of any sign. The Zoning Officer shall review and approve all sign applications and sign permits.

Section 701 Definitions of Terms Related to Signage

- A. Arcade Sign: A sign suspended beneath a ceiling of an arcade, a roof, or marquee containing only the name of a business for the purpose of assisting pedestrian traffic traveling under the arcade, roof, or marquee to identify the location of establishments within a shopping center or similar building.
- B. Awning Sign: A sign displayed on or attached flat against the surface or surfaces of an awning.
- C. Billboard: An off-premises sign which advertises a business, organization, establishment, activity, event, person, product, or service not principally located or sold on the premises where the billboard is located.
- D. Bulletin Board Sign: A changeable sign, in the form of a freestanding ground sign, designed and used to announce events, such as those used by places of worship and schools.
- E. Business Identification Sign: A sign which contains the name, address, and/or goods, services, facilities, or events available on the premises.
- F. Changeable Copy Sign: A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign, including:

1. Electrically Activated Changeable Copy Sign: A changeable copy sign whose message copy or content can be changed by electronic or digital means on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices or it may be from an external light source designed to reflect off the changeable component display. Electronic message signs, animated signs, and digital signs shall be considered electrically activated changeable copy signs.
 2. Manually Activated Changeable Copy Sign: A changeable sign whose message copy or content can be changed manually.
- G. Construction Sign: A temporary sign announcing the name of contractors, mechanics, or artisans engaged in performing work on the premises.
- H. Development Sign: A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.
- I. Electronic Message Sign: An electrically activated changeable copy sign whose variable message capability can be electronically programmed.
- J. Flashing Sign: Any illuminated sign or device in which the artificial light is not maintained stationary and/or constant in intensity and color at all times.
- K. Free-Standing Sign: A sign permanently affixed to the ground and not attached to any building or any other structure, including:
1. Ground Sign: A sign that is affixed to the ground by means of a permanent foundation other than a freestanding frame, mast, or pole.
 2. Pole Sign: A sign erected and maintained by on a free-standing frame, mast, or pole.
- L. Gross Sign Surface Area: The entire area within a single continuous perimeter enclosing the extreme limits of a sign, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding necessary supports or uprights upon which such sign is placed. For signs utilizing individual letters, figures or characters mounted directly on the wall or face of a structure, the gross sign surface area shall be the entire area within a single continuous perimeter enclosing the extreme limits of the sign. For two-sided signs, only one sign face is counted in computing the gross sign surface area of the sign.
- M. Identification Sign: A sign used to identify only the name of the individual or organization occupying the premises, the profession of the occupant, the

name of the building on which the sign is displayed, and the address of the property.

- N. Indirectly Illuminated Sign: A sign which is lighted by means of lamps or lighting devices external to, and reflected on, the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of illumination or glare beyond the face of the sign.
- O. Internally Illuminated Sign: A sign which is lighted by means of lamps or lighting devices internal to the sign, which lighting is either behind the face of the sign or is an integral part of the sign structure and the advertising effect.
- P. Memorial/Historical Plaques: Commemorative plaques placed by a recognized agency of the Borough, County, State, or Federal government.
- Q. Menu Board: A freestanding sign oriented to the drive-through lane for a high-turnover restaurant that advertises the menu items available from the drive-through window of such restaurant.
- R. Moving Sign: Any sign or any part thereof located on said sign which oscillates, rotates, or moves.
- S. Notification Sign: Signs bearing legal and/or property notices such as “no trespassing,” “private property,” “no turnaround,” “safety zone,” “no hunting,” and similar messages, and signs posted by a governmental agency for traffic control or the safety of the general public.
- T. Off-Premises Directional Sign: A sign, other than a Billboard, erected by a governmental agency and which directs the public to an establishment, activity, person, product, or service which is not sold, produced, or available on the premises on which the sign is located.
- U. On-Premises Directional Sign: A sign which directs and/or instructs vehicular or pedestrian traffic to parking areas, entrances, exits, loading areas, and similar facilities on the premises on which the sign is located, and which shall contain no advertising other than the business name or logo.
- V. Overhanging Sign: A sign, other than a wall sign or arcade sign, affixed to a building or wall whose leading edge extends beyond such building or wall more than 12 inches including marquees or similar structures used for business identification.

- W. Political Sign: A temporary sign which indicates the name, cause, or affiliation of anyone seeking public office or which refers to an issue concerning which a public election is scheduled to be held.
- X. Portable Sign: A sign that is not attached to the ground or surface upon which it is located and which advertises the business conducted on the premises. This definition includes a wheeled sign.
- Y. Real Estate Sign: A temporary sign advertising the sale or rental of a premise. The sign may also bear the words “sold,” “sale pending,” or “rented” across the sign face or attached.
- Z. Residential Identification Sign: A sign containing only the name and address of the occupant of the premises.
- AA. Residential Plan Identification Sign: A permanent wall or free-standing ground sign containing only the name and address of a subdivision plan or a multi-family building or development.
- BB. Sandwich Board Sign: A temporary sign which is placed in front of the entrance to the premises and advertises daily specials or other current matters related to the business conducted on the premises, and which is removed at the close of each business day.
- CC. Sign: Any surface fabric, device, or structure bearing lettered, pictorial or sculptured matter intended, designed, or used to convey information visually and exposed to public view, which directs attention to an object, product, place, activity, person, institution, organization, or business. The term “sign” does not apply to a flag, emblem, or insignia of a nation, political unit, school, or religious group.
- DD. Sign Area: See “Gross Sign Surface Area.”
- EE. Sign Face: The area or display surface of a sign, including the advertising surface and any framing, trim, or molding, used for the message on a single panel.
- FF. Temporary Community Event Sign: A temporary sign of a decorative, festive, and/or informative nature announcing activities, promotions, or events having a broad community interest.
- GG. Temporary Special Event Sign: A temporary sign that may include a banner, flag, pennant, or similar display constructed of a durable material, whose sole purpose is to advertise a special event.

- HH. Wall Projecting Sign: A sign attached or affixed to a wall of a building or structure and protruding from the wall surface in such a way that more than one face of the sign is visible.
- II. Wall Sign: A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than 12 inches from the wall of the building.
- JJ. Window Display Sign: A sign or group of signs affixed to the inside of a display window in a commercial establishment which advertises a product or service available on the premises or which announces or promotes a special event or sale.

Section 702. General Sign Provisions

- A. Lots with Multiple Street Frontage: In all zoning districts, lots fronting on more than one street shall be permitted to have one sign of authorized sign types as defined in this Article.
- B. Visibility: No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obstructing a traffic signal or other traffic control device. No sign, other than official traffic signs, shall hang over or be erected within the right-of-way of any street.
- C. Illumination: Illumination, when authorized by this article, shall be directed upon the sign face and not towards the adjoining lots or streets. Flashing or oscillating signs shall not be permitted. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any sources of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding lots.
- D. Maintenance and Inspection: All signs must be constructed of a durable material, maintained in good condition, and otherwise comply with other applicable codes and ordinances of the Borough.
- E. Removal of Signs: Whenever any business, activity or product on a lot is discontinued, vacated or no longer sold, all signs relating to the discontinued or vacated business shall be removed within 30 days of the vacation or discontinuance of the business or activity. If the landowner and/or developer fails to remove the sign within the 30 day period, the Borough shall be permitted to remove the sign at the owner's expense.
- F. Permits: No permit shall be required for the following types of signs as described herein: Notification, Real Estate, Political, and Construction Signs. Permits shall be required for all other signs authorized by this Article

and Ordinance. The Borough Zoning Officer shall issue the required permits upon submission of an application that complies with all applicable provisions of this Article and payment of the required fees established from time to time by the Borough Council.

- G. Expiration of Permits: Any permit issued by the Zoning Officer for erection, alteration, replacement or relocation of any sign shall expire automatically within six (6) months of the date of issuance if work authorized by permit has not been initiated or diligently pursued.
- H. Sign Location: Except for billboards and political signs, as defined herein, where authorized by this Article, all signs shall be located on the premises which they are intended to serve and promote.
- I. Sign Height: The height of a sign shall be measured from the ground elevation nearest to the sign to the highest elevation of the sign. Signs shall not exceed the height limit established for structures in the applicable zoning district, or the lowest point of the roof line of an existing principal building within 100 feet of the sign, whichever is lower.

Section 703 Sign Limitations

- A. No animated signs, involving the entire sign or any parts thereof, whether mechanically or wind activated, shall be permitted.
- B. No signs illuminated by a flashing, pulsating or intermittent source and no strings of bare bulbs shall be permitted.
- C. No signs lighted in such a manner or sited so as to create glare conditions on adjacent or nearby streets or residential properties shall be permitted.
- D. No sign shall be placed on the roof of any building, or placed to project above the top of a wall or above a gutter line, or to extend beyond the ends of a building wall.
- E. No sign shall by reason of location, lighting or height create a traffic hazard by obstructing sight distances or vision of traffic control devices, or by confusing motorists.

Section 704 Sign Exemptions

- A. The following types of signs shall require no permit but shall be otherwise subject to the regulations of this Article:
1. Any sign erected by any level of government or government entity;
 2. Memorial tablet erected by a public or non-profit organization;
 3. Unlighted real estate sales or lease sign placed on the property for sale or lease;
 4. Non-illuminated temporary political signs erected during a political campaign. A political sign shall not be erected more than 45 days prior to the election in which the candidate is pursuing office and shall be removed within five (5) days after the election for which it was erected.
 5. Unlighted sign of contractor placed on the property on which the firm is doing work, to be removed upon completion of work;
 6. Sign identifying the name of a building but including no advertising;
 7. Sign identifying the name and address of the occupants of a residential property, or a home occupation;
 8. Holiday decorations and national and state flags;
 9. Bulletin board of a public, charitable or religious institution on the same property as the institution provided the sign is internally lighted.

Section 705 Permits

- A. A permit issued by the Zoning Officer shall be required before any sign that may be erected, changed or moved, except for those signs which are exempt.
- B. All proposed development shall be required to submit a sign package to the Borough for its approval prior to any sign permits being issued to businesses.
- C. Sign permit application packages shall contain the following information, provided by the applicant:

1. Name, address and telephone number of the applicant, the contractor who will erect the sign, and the owner of the property, and address of the subject property if different from the owner;
2. Statement of permission granted by the property owner for erection of the sign if owner and applicant are not the same;
3. A survey or lot plan showing the proposed location of the sign on the subject property relative to buildings and property lines.
4. Any building elevations showing the proposed locations of the sign.
5. A drawing prepared to scale, of the proposed show which shows the following: all sign dimensions, including the height of the sign and grade level of the base of the sign, sign materials, and sign colors.
6. The sources of sign illumination and applicable details of the fixture and screening.
7. Evidence that the applicant has insurance in force that will absolve the Borough from any liability as a result of a bodily injury or property damage caused by the sign's collapse during erection and afterwards.

D. The cost of sign permits shall be established, from time to time, by resolution of Borough Council.

Section 706 Signs in Residential Zoning Districts

A. Permitted Types of Signs

1. Property identification sign limited to name and address of occupants and/or name and nature of a home occupation conducted dwelling, such sign not more than (2) square feet in area each face;
2. Sign indicating property for sale or lease identifying broker or owner's name, address and telephone number and nature of proposed transaction, such sign not greater than sixteen (16) square feet each face;
3. Sign or bulletin board identifying a public or semi-public institution and activities carried on by the institution, such sign not greater than thirty-two (32) square feet in area;
4. Sign identifying a contractor employed on a property, such sign not exceeding sixteen (16) square feet in area each face and limited to

one per contractor. The aggregate contractor sign area shall not exceed 32 square feet, regardless of the number of contractors on site.;

5. Temporary sign advertising affairs of a cultural, religious, political, educational or public organization, limited to sixteen (16) square feet in area each face;
6. Temporary private garage or porch sale sign, limited to two (2) per sale event, each not greater than eight (8) square feet in area each face, for no more than seven (7) days once in each calendar year;
7. Sign erected by any level of government;
8. Memorial tablets erected by a public or non-profit organization, holiday decorations and state and national flags.

B. Location of Signs

1. Signs shall be located only on the property containing the use identified by the sign except for public or temporary signs.
2. Signs shall be located only in a yard or on the face of a building abutting a street, and shall not extend into a public right-of-way.
3. Signs may be free-standing, attached to a fence or private lamppost or applied flat to a wall of the principal building on the property.
4. No more than two (2) signs shall be permitted on a property at any time, except that if the property abuts two (2) or more streets, two (2) signs may be present on each street frontage.
5. No sign shall be lighted except signs identifying public or semi-public institutions, provided such lighting is internal or from an indirect, hidden source, and signs erected by a public body.
6. No sign shall exceed ten (10) feet in height measured from the topmost part of the sign to the ground below.

Section 707 Signs in the Commercial Zoning Districts

A. Permitted Types of Signs

1. Any sign permitted in the Residential zoning districts.
2. Sign identifying a business on the same property as the business.

B. Maximum Size of Signs

1. The total area of all permanent signs (wall signs and free standing signs) on any property shall not exceed one square foot of sign area per lineal foot of the property's street frontage, not including any frontage on an alley.
2. Regardless of the frontage, any property shall be entitled to at least thirty (30) square feet of signage, and no property shall have signage exceeding one hundred fifty (150) square feet in area.
3. Free-standing signs shall not exceed sixty-four (64) square feet each face.
4. Wall signs shall not exceed ten (10) percent of the area of the wall to which they are attached, including the area of doors and windows.
5. Buildings are entitled to one wall sign per building or per business in the building. Total aggregate sign area shall be in accordance with Section 707.B.1.
6. Projecting signs shall not exceed sixteen (16) square feet in area each face and shall not extend more than three (3) feet from the face of the wall to which they are attached.
7. Signs attached to or painted on the edges of a marquee or an awning shall not extend above or beyond the edge, but shall not be more than three (3) feet in height, whichever is less.

C. Location and Illumination of Signs

1. Free-standing signs shall be located between the principal building on the property and an abutting public street and shall not extend into the public right-of-way.
2. Wall signs and projecting signs shall be located between the heads of doors and windows on the first floor of the building and the sills of second floor windows, or the top of the parapet or the gutter line if the building is one story in height.
3. Where a building wall coincides with, or is less than three (3) feet from a street right-of-way line, wall signs and projecting signs may extend into the right-of-way.

4. Businesses occupying upper floor offices may paint identification signs on their windows, limited to one (1) such sign per business, or two (2) if the office has windows on two streets, such signs allowed in addition to others permitted on the property.
5. Signs may be illuminated from within or from a light source that is not visible from adjacent or nearby streets or residential properties.
6. No commercial sign face shall be lighted that is parallel to and directly across the street from a residentially zoned and occupied property.

D. Temporary Signs

1. Temporary free-standing signs not exceeding in area thirty-two (32) square feet each face may be approved by the Zoning Officer for a period not exceeding thirty (30) days provided such sign meets all requirements of this article and no more than one (1) such sign is present on the same property at the same time. A second permit for such a sign may not be issued until at least thirty (30) days after expiration of the first permit.
2. Temporary flags, banners and streamers may be approved for special promotions or events at the discretion of the Zoning Officer.
3. Sandwich board signs are permitted, provided that they are removed at the close of each business day and provided that they do not obstruct sidewalks or vehicular traffic.

Section 708 Signs in the Industrial Zoning Districts

A. Permitted Types of Signs

1. Any sign permitted in the Commercial zoning districts;
2. Billboard.

B. Maximum Size of Sign

1. Free-standing signs shall not exceed one hundred twenty-eight (128) square feet on area each face;
2. Wall signs shall exceed ten (10) percent of the area of the wall to which they are attached, including the area of doors and windows;
3. Projecting signs shall not exceed thirty-two (32) square feet in area each face, shall not extend more than four (4) feet from the wall face, or be less than ten (10) feet above the ground level below.
4. Billboards shall not exceed three hundred (300) square feet, nor be less than one hundred twenty-eight (128) square feet in area.
5. No sign shall extend more than fifty (50) feet above ground level.
6. No billboard shall be located directly across the street from, or within one hundred (100) feet of a residentially zoned property.

C. Illumination of Signs

1. Signs may be illuminated from within or from a light source that is not visible from adjacent or nearby streets or residential properties.
2. No sign face shall be lighted that is visible or partly visible from a residentially zoned property.

Section 709 Sign Maintenance

- A. All signs must be constructed of durable material and be kept in good repair at all times. All parts and supports shall be painted or maintained as necessary to prevent rusting, rotting, illegibility, or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or other components of the sign shall be maintained in a sealed condition. Any sign found to be in an unsafe conditions upon inspection by the Zoning Officer shall be declared to be a public nuisance and an enforcement notice shall be issued to the owner to repair or remove the sign within a reasonable time period. Upon failure of the owner to comply, the Borough shall remove the sign at the owner's expense.
- B. If the Zoning Officer shall find any sign or sign structure to be unsafe or to have been erected or maintained in violation of this Ordinance, he shall give written notice to the owner citing the conditions found and the actions needed to gain compliance.

- C. If, after thirty (30) days from the date the notice was sent, the corrections have not been made, the owner shall be subject to summary proceedings as provided by Section 1240, and in addition the Zoning Officer may cause to have the offending sign repaired or removed with the costs assessed the owner, who shall be denied any further sign permits until such costs have been paid in full.
- D. Signs which are found to be causing an immediate menace to the public may be removed or caused to be removed immediately by the Zoning Officer without notice and the costs assessed the owner.

ARTICLE VIII

NON-CONFORMING USES

Section 800 Application

- A. The provisions of the Article shall apply to buildings, structures, signs, lands and uses which were legal prior to adoption of this Ordinance but which would not be permitted as the result of the application of this Ordinance to their location or use in the Borough of Coraopolis, or as a result of the reclassification of the property containing them, or of the adoption of other amendments to this Ordinance after its initial passage. This Article is concerned with properties of inadequate area and/or frontage, uses of land and/or structures for activities not permitted in the zoning districts where such land and/or structures are located, and structures placed on a property that are too close to property boundary lines or too high for compliance with standards of the zoning district in which they are located.

Section 801 Non-Conforming Uses of Lands and Structures

- A. Where at the effective date of adoption or amendment of this Ordinance lawful use of land, or land and the structure or structures on it, exists and is made no longer permissible under the requirements of this Ordinance, as adopted or amended, such use may be continued indefinitely, so long as it remains otherwise lawful, provided the following conditions are applied.
- B. No such non-conforming use of land shall be extended by acquisition of additional land to occupy a greater land area than was occupied at the effective date of adoption or amendment of this Ordinance, nor shall such non-conforming use be expanded to occupy an area on the lot more than twenty-five (25) percent larger than was occupied at the date of adoption of this Ordinance, or adoption of an amendment that made the use non-conforming, without seeking the proper approvals from the Zoning Hearing Board.
- C. No structure containing a non-conforming use but capable of being enlarged without violating setback or height requirements in the zoning district where it is located may be increased in volume more than twenty-five (25) percent over the volume of such structure at the time of adoption of this Ordinance or subsequent amendments that made the use non-conforming. A non-conforming use which occupies part of a structure may be extended throughout the structure it occupied at the time of adoption of this Ordinance or subsequent amendment that made the use non-conforming, but the expansion under such circumstances may not be extended to occupy land outside the original structure.

- D. If any such non-conforming use of land or use of land and structures in combination ceases or is abandoned for any reason including destruction of buildings, for a period of at least one (1) year, any subsequent use of such land, or land and structures in combination, shall conform to the regulations for the zoning district where such land is located, except that where a hardship to the operator of the non-conforming use clearly exists as a result of financial, health or other calamity, the Zoning Hearing Board may grant an extension of the one (1) year limit consistent with the hardship, but not more than one (1) additional year.
- E. Assuming no structural alterations are made to the building containing a non-conforming use, the use may be changed to a second non-conforming use but only after an application has been filed with the Zoning Hearing Board and the Zoning Hearing Board concludes that the second use is more compatible with the uses permitted in the zoning district than is the original non-conforming use.
- F. Each succeeding owner of a non-conforming commercial or industrial use shall secure an occupancy permit from the Zoning Officer who may ask the Zoning Hearing Board for a decision if he has reason to doubt that the non-conforming use will be continued in the same manner as formerly or in a manner more compatible with the permitted uses in the zoning district.
- G. The non-conforming use of a structure and/or land, or combination of structure and land be superseded by a use permitted in the zoning district where the property is located and the use of the premises shall thereafter conform to the regulations of the zoning district.
- H. Where a non-conforming use of structure and premises exists in combination, the removal of the structure and/or use in the structure shall terminate the non-conforming use of the premises.
- I. The maintaining or strengthening to a safe condition of any non-conforming structure shall not be interpreted as being denied by any portion of this Article.

Section 802 Non-Conforming Structures

- A. Where a structure exists on a property at the effective date of this Ordinance or any amendment to it and does not conform to the requirements regarding height or minimum setbacks from adjacent streets or lot lines, such structure may remain indefinitely subject to the following provisions.

- B. No structure may be enlarged or altered in a way that creates a non-conformity or increases an existing non-conformity unless approved by the Zoning Hearing Board.
- C. Any replacement of a non-conforming structure shall be made in compliance with the regulations governing development for the zoning district in which the property is located, except that if a hardship is alleged by the owner, he may request the Zoning Officer to approve replacement on the same foundation that supported the structure to be replaced, but in no case a location that was more non-conforming than the original location.
- D. If a non-conforming structure is moved, it shall thereafter conform to setback requirements regarding location on the property.

Section 803 Record of Non-Conforming Uses

- A. The Zoning Officer shall identify and register all uses of land and structures in Coraopolis Borough made non-conforming as a result of adoption of this Ordinance.
- B. The Zoning Officer shall keep the data current by the addition of non-conforming uses as amendments to this Ordinance are adopted and by the deletion of non-conforming uses as they are eliminated.
- C. The record may be kept by map or written documentation.
- D. Any property owner of a non-conforming use may request a certificate of non-conformance from the Zoning Officer, guaranteeing the owner the rights of this Article. The Officer shall inspect the property and shall issue the certificate if he verifies a non-conformity exists. The certificate shall describe the non-conformity specifically. One (1) copy of the certificate or letter of certification shall be retained in the Zoning Officer's file and one copy sent to the applicant.

Section 804 Non-Conforming Signage

Any nonconforming sign may be continued only as provided in this Section.

- A. Nonconforming signs may be repairs or reconstructed, provided that no structural alterations are made which increase the gross surface area of the sign. However, nonconforming signs which are damaged or destroyed to an extent of more than 50 percent of their replacement cost at the time of destruction shall not be reconstructed except in conformity with the provisions of this Article.

- B. Nonconforming signs may not be enlarged added to or replaced by another nonconforming sign, use or structure, except that the interchange of poster panels shall be permitted.
- C. A conforming sign shall not be erected on the same premises as an existing nonconforming sign until the nonconforming sign has been removed or changed to a conforming sign. However, for multi-occupant land uses, the fact that one particular establishment therein has a nonconforming sign will not prohibit a different establishment therein from erecting a conforming sign on the same premises.
- D. A nonconforming sign shall be made to conform with the requirements of this Article whenever there is a change in the use or occupancy of the building which the sign serves, or whenever the building or structure which the sign serves is externally expanded or remodeled.
- E. Whenever the use of a nonconforming sign, or the use which the sign serves, has been discontinued for a period of six (6) consecutive months, or whenever it is evident that there is a clear intent on the part of the owner to abandon the use of a nonconforming sign, or the use which the sign serves, then the sign thereafter shall be made to conform with the provisions of this Article.
- F. If a nonconforming sign is damaged or destroyed by any means to the extent of fifty (50%) percent or more of its replacement value at the time of the damage or destruction (based on prevailing costs), then the sign thereafter shall be restored to conform to the provisions of this Article. However, if the damage or destruction is less than fifty (50%) percent of the replacement value, then the sign may thereafter be restored to its original condition, so long as restoration or repair of the sign is completed within six (6) months after the date of damage or destruction. The repaired or reconstructed sign shall be made to conform to all applicable ordinances, regulations, and codes of the Borough of Coraopolis.
- G. Any sign erected following the effective date of this Ordinance that was not previously approved by the Borough of Coraopolis and that does not conform to these regulations (illegal signs) shall be immediately removed at the expense of the owner, upon notice from a duly authorized agent of the Borough.

ARTICLE IX
ZONING HEARING BOARD

Section 900 General

In accordance with the Law, the Borough Council shall appoint and organize a Borough Zoning Hearing Board, which said Zoning Hearing Board may adopt rules to govern its procedures. The Borough Zoning Hearing Board shall hold meetings, keep minutes, and, pursuant to public notice, shall conduct hearings, compel the attendance of witnesses, take testimony under oath, and render decisions in writing within 45 days after the hearing or continued hearing, in accordance with the requirements of Article IX of the Pennsylvania Municipalities Planning Code, 53. P.S. Section 10901 *et. seq.* A fee shall be charged in accordance with a schedule affixed by Resolution for any appeal or proceeding filed with the Borough Zoning Hearing Board.

Section 901 Functions of the Board

A. Appeals from Decisions of the Zoning Officer:

1. The Zoning Hearing Board shall hear and decide appeals where it is alleged by the appellant that the Zoning Officer has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of this Ordinance, including, but not limited to the granting or denial of any permit, or failure to act on the application therefor, the issuance of any cease and desist order, or the registration or refusal to register any nonconforming use, structure, or lot.
2. An appeal may be filed with the Board in writing by any landowner affected, any officer or agency of the Borough, or any person aggrieved.

B. Challenges to the Validity of an Ordinance or Map:

1. The Board shall hear challenges to the validity of any part of this Ordinance or amendment thereof, unless such challenge is accompanied by a curative amendment or challenges the procedure of adoption of the Ordinance or any amendment.
2. In the case of a challenge to the process of adoption, appeal from the action of Borough Council shall be made directly to the

Allegheny County Courts. If the challenge is accompanied by a curative amendment, appeal shall be made to Council.

3. In challenges of the validity of this Ordinance, the Board shall take evidence and make a record thereon. At the conclusion of the hearing, the Board shall decide all contested questions and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the Courts.
4. A challenge may be filed with the Board in writing by any landowner affected, any officer or agency of the Borough, or any person aggrieved.
5. The written request of a landowner shall include a short statement informing the Zoning Hearing Board of the matters that are at issue and the grounds for the challenge as well as a certification by the landowner that he was not aware that the Borough was considering a scheme of rezoning that would detrimentally affect a plan he proposes and that such a scheme would be inconsistent with his proposed plan. The request shall be accompanied by plans describing the proposed use.
6. A person aggrieved by a development on lands of another but in conformance with the Ordinance may challenge the Ordinance by filing a written request with the Zoning Hearing Board that it hold a hearing on the challenge. The request shall contain a short statement reasonably informing the Board of the matters that are in issue and the grounds for the challenge.
7. The Zoning Hearing Board may hear challenges to other Borough Ordinances or regulations that apply to the same plan for which a zoning challenge has been brought, but in such a case the Board shall have no power to pass on the non-zoning issues and shall merely take evidence of such issues and include them in the record.

C. Variances

1. The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant. An appeal for variance may be filed with the Borough Zoning Hearing Board by any landowner or any tenant with the landowner's permission.
2. A variance from the terms of this Ordinance shall not be granted by the Zoning Hearing Board unless a written application for a

variance is submitted to the Borough Zoning Hearing Board demonstrating all of the following findings are made:

- a. That there are unique physical circumstances or conditions including but not limited to 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 this Ordinance in the neighborhood in which the property is located;
 - b. 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 this Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
 - c. The such unnecessary hardship has not been created by the appellant;
 - d. That the variance, if authorized, will not alter the essential character of the neighborhood in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property or be detrimental to the public health, safety and welfare.
 - e. The variance if authorized, shall represent the minimum variance necessary to afford relief and will represent the least modification possible of the regulation in issue.
3. If the Zoning Hearing Board finds in favor of the appellant, it may prescribe appropriate conditions and safeguards deemed necessary to implement the purposes and intent of this Ordinance.
 4. The Zoning Hearing Board shall prescribe a time limit, consistent with the nature of the variance granted and the conditions surrounding the property, within which the action for which the variance is granted shall be completed. Failure to comply with the time limit shall render the variance void. In no circumstance shall the time limit prescribed exceed one year.

Section 902 Operation of the Zoning Hearing Board

A. Membership

1. The membership of the Zoning Hearing Board shall consist of three (3) persons, all residents of Coraopolis Borough, who shall be appointed by the Borough Council and may be reappointed upon completion of a term.
2. Members of the Zoning Hearing Board shall hold no other office in the Borough.

B. Term of Office

1. Members of the Zoning Hearing Board shall be appointed for three (3) year staggered terms, with one appointment each year to refill a completed term.
2. Appointments to fill vacancies shall be made by the Borough Council for the unexpired portion of a term only.

C. Removal of Members

1. Any Board member may be removed for malfeasance, misfeasance or non-feasance in office or for other just cause by a majority vote of Borough Council, taken after the Board member has received at least fifteen (15) day notice such vote will be taken.
2. The Board member thus accused may request by written communication to the Borough Secretary no later than seven (7) days prior to the meeting of Council at which the vote for removal is to be taken, a hearing before Council after which Council, at its discretion, may take a vote for removal of the Board member.

D. Organization of the Board

1. The Zoning Hearing Board shall annually elect officers from among its membership, to include a Chairman, Vice Chairman and Secretary.
2. The Zoning Hearing Board shall reorganize at its first meeting in each calendar year. Board members may succeed themselves in their positions.
3. The Chairman shall call and chair all meetings of the Board. The Vice Chairman shall act in the absence of the Chairman and shall assist the Secretary.

4. The Secretary shall keep the minutes of the proceedings, recording the vote of each member; shall transcribe and distribute, or arrange to have transcribed and distributed, all testimony given at hearings under procedures described herein; shall draw up the agenda for each meeting; shall be responsible for placing of notices for public hearings; and shall handle all correspondence.
5. The Zoning Hearing Board may make, alter or rescind rules and forms for its procedure consistent with this and other Ordinances of the Borough and the laws of the Commonwealth. It may establish a regular monthly meeting date for conducting business.
6. The Board shall keep full public records of its business and shall submit an annual report of its activities to Borough Council not later than sixty (60) days after the start of the subsequent year.

Section 903 Hearings Procedure

- A. The first hearing before the board or hearing officer shall be commenced within 60 days from the date of receipt of the applicant's application, unless the applicant has agreed in writing to an extension of time. Each subsequent hearing before the board or hearing officer shall be held within 45 days of the prior hearing, unless otherwise agreed to by the applicant in writing or on the record. An applicant shall complete the presentation of his case-in-chief within 100 days of the first hearing. Upon the request of the applicant, the board or hearing officer shall assure that the applicant receives at least seven hours of hearings within the 100 days, including the first hearing. Persons opposed to the application shall complete the presentation of their opposition to the application within 100 days of the first hearing held after the completion of the applicant's case-in-chief. And applicant may, upon request, be granted additional hearings to complete his case-in-chief provided the persons opposed to the application are granted an equal number of additional hearings. Persons opposed to the application may, upon the written consent or consent on the record by the applicant and municipality, be granted additional hearings to complete their opposition to the application provided the applicant is granted an equal number of additional hearings for rebuttal.
- B. Hearings shall be conducted by the Zoning Hearing Board and the Board may appoint any member as a hearing officer. The decision, or findings where no decision is called for, shall be made by the Zoning Hearing Board, but the parties may waive a decision or findings by the Board and accept the decision or findings of the hearing officer as final.
- C. The parties to the hearing shall be the municipality, any person affected by the application who has made timely appearance of record before the board,

and any other person including civic or community organizations permitted to appear by the board. The board shall have power to require that all persons who wish to be considered parties enter appearances in writing on forms provided by the board for that purpose.

- D. Before a hearing may commence all fees and costs relative to the proceedings shall be paid by the applicant. Fees shall be established by resolution of Borough Council.
- E. Public Notice
 - 1. Public notice of the hearing shall be placed in a newspaper of general local circulation twice, once in each of two (2) consecutive weeks, the first notice not more than thirty (30) days nor less than seven (7) days before the hearing. The notice shall state the date, time, place and purpose of the hearing.
 - 2. A mailed notice shall be sent at least fifteen (15) days prior to the hearing to the applicant, to the Secretaries of Borough Council and Planning Commission, and to other parties who have filed a timely request to receive notice. In addition, when the hearing involves a particular property or properties, notice shall be sent to the owners of property within two hundred (200) feet of the edge of the affected property or properties. The applicant shall provide the Secretary of the Board with the names and addresses of the property owners to be sent notices.
 - 3. A copy of the notice shall be posted at the Municipal Building and, in a case involving particular properties, in a conspicuous location on the affected property.
- F. The Chairman or Acting Chairman of the Board or the hearing officer presiding shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- G. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and arguments and to cross-examine adverse witnesses on all relevant issues. Formal rules of evidence shall not apply and irrelevant, immaterial or unduly repetitious evidence may be excluded.
- H. The board or the hearing officer, as the case may be, shall keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared equally by the applicant and the board. The

cost of the original transcript shall be paid by the board if the transcript is ordered by the board or hearing officer or shall be paid by the person appealing from the decision of the board if such appeal is made, and in either event the cost of additional copies shall be paid by the person requesting such copy

- I. The Board, or the hearing officer, shall not communicate, directly or indirectly, with any party, and/or representatives of any party in connection with any issue relevant to the hearing, except upon notice and opportunity for all parties to participate; shall not take legal notice of any communications, reports or other materials unless all parties are afforded an opportunity to contest the material so noticed; and shall not inspect any site or its surroundings with any party and/or representative of any party after the start of hearings unless all parties are given an opportunity to be present.

Section 904 Hearings Procedure

1. The Board or hearing officer shall render a written decision, or when no decision is required, written findings on the application, within forty-five (45) days after the conclusion of the hearing before the Board or hearing officer. Decisions shall be accompanied by findings of fact and conclusions based on them together with the reasons therefor. Conclusions based on any provisions of this Ordinance or any other Ordinance or regulation of Coraopolis Borough or the Pennsylvania Municipalities Planning Code shall contain a reference to the provision relied on and the reasons why a conclusion is deemed appropriate in the light of the facts.
2. When a hearing is conducted by a hearing officer and there is no stipulation that his decision or findings are final, the Board shall make his report and recommendations available to the parties who shall be entitled to make written representations thereon to the Board prior to the Board's final decision and entry of findings, which shall occur not later than forty-five (45) days after the hearing officer's decision.
3. When the Board or hearing officer fails to render a decision where it or he has the power to do so within forty-five (45) days after hearing the application or fails to hold a hearing within sixty (60) days of the applicant's request, the decision shall be deemed to have been rendered in favor of the applicant, and the Board shall place a public notice of the decision thus granted not later than ten (10) days after the expiration of the forty-five (45) day period in a newspaper of general local circulation. In addition the decision shall be posted on the affected property and sent by mail to all parties having an interest in the decision. Any extension of the forty-five (45) day

period for any other reasons shall be agreeable to both the Board and the applicant and shall be for a fixed period.

4. A copy of the final decision, or the findings if no decision is required, shall be mailed to the applicant not later than the day after the date of the decision. All others requesting notice of the decision not later than the last day of the hearing shall receive by mail a summary of the findings or decision and a statement of the place at which the full decision or findings be examined. Any reproduction of the proceedings shall be paid for by the party requesting the transcription.

Section 905 Zoning Appeals

- A. No one shall be permitted to file an appeal with the Board later than thirty (30) days after an application for development, whether preliminary or final, has been approved by the Zoning Officer or Borough Council if such appeal is intended to reverse or limit the approval in any manner. Only if the appellant is able to prove he had no notice or knowledge of the approval can the Board extend the time limit. Successor owners shall be bound by the knowledge of their predecessors in interest.
- B. Upon the filing of an appeal, and while an appeal is pending before the Board, any development pursuant to any challenged ordinance, order or approval of the Zoning Officer or of any agency or body and all official action thereunder shall be stayed unless the Zoning Officer certifies to the Board facts indicating that such stay could cause imminent peril to life or property, in which case the development or official action shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by the Court.
- C. Zoning Appeals to Court
 1. The Courts may act upon appeals from the decisions of the Board and findings and conclusions of the Board in proceedings to challenge the validity of the Ordinance or other development regulations of the Borough.
 2. The court having jurisdiction shall be the Allegheny County Court of Common Pleas.
 3. Zoning appeals may be taken to court by any party before the Board or any officer or agency of Coraopolis Borough.
 4. All zoning appeals shall be filed not later than thirty (30) days after issuance of notice of the decision or report of the Board.

5. A developer having received approval from the Borough for his development and faced with an appeal brought by others before the Board may petition the Court to order those bringing the appeal to post a bond in an amount established by the Court as a condition of the appeal's continuation before the Board. The Court shall hear the petition, determine whether the appeal is frivolous or is designed to delay, and if so may require the posting of the bond.
- D. If any application for a variance, or appeal from the zoning officer is denied by the Board, another application for the same request shall not be filed within a period of one (1) year from the date of denial except upon order of the Court or if the application is substantially changed.

Section 906 Mediation Option

- A. Parties to proceedings authorized in this Ordinance may utilize mediation as an aid in completing such proceedings. In proceedings before the Borough Zoning Hearing Board, in no case shall the Borough Zoning Hearing Board initiate mediation or participate as a mediating party. Mediation shall supplement, not replace, those procedures in this Part once they have been formally initiated. Nothing in this Section shall be interpreted as expanding or limiting municipal police powers or as modifying any principles of substantive law.
- B. Participation in mediation shall be wholly voluntary. The appropriateness of mediation shall be determined by the particulars of each case and the willingness of the parties to negotiate. Any municipality offering the mediation option shall assure that in each case, the mediating parties, assisted by the mediator as appropriate, develop terms and conditions for:
 1. Funding mediation.
 2. Selecting a mediator who, at a minimum, shall have a working knowledge of municipal zoning and subdivision procedures and demonstrated skills in mediation.
 3. Completing mediation, including time limits for such completion.
 4. Suspending time limits otherwise authorized in this Chapter or in the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq., provided there is written consent by the mediating parties, and by an applicant or Borough decision-making body, if either is not a party to the mediation.

5. Identifying all parties and affording them the opportunity to participate.
 6. Subject to legal restraints, determining whether some or all of the mediation sessions shall be open or closed to the public.
 7. Assuring that mediated solutions are in writing and signed by the parties, and become subject to review and approval by the appropriate decision-making body pursuant to the authorized procedures set forth in this Ordinance.
- C. No offers or statements made in the mediation sessions, excluding the final written mediated agreement, shall be admissible as evidence in any subsequent judicial or administrative proceedings.

Article X

ADMINISTRATION

Section 1000 Duties of the Zoning Officer

- A. The Zoning Officer shall administer and enforce this Ordinance in accordance with its literal terms. He shall be appointed by Borough Council and may hold no elective office in Coraopolis Borough.
- B. Applications for building and occupancy permits shall be made to the Zoning Officer, who shall process the applications in accordance with the provisions set forth in this Ordinance.
- C. The Zoning Officer shall investigate alleged violations and take action to gain compliance in accordance with this Article. He shall also testify at hearings of the Zoning Hearing Board on contested decisions he has made.
- D. All questions of interpretation of this Ordinance shall be first presented to the Zoning Officer and such questions shall be considered by the Zoning Hearing Board only on appeal from the decision of the Zoning Officer.

Section 1001 Building Permits

- A. No building or structure including a mobile home shall be erected, moved, or enlarged unless a permit for such action has been issued by the Zoning Officer. Building Permits shall not be required for the erection of paved walks, patios, residential driveways, children's play equipment, or garden sheds. Nor shall a permit be required for painting, for replacement of siding, roofing, windows, doors, soffits or gutters, for repointing masonry, or for altering interior partitions or doorways when no structural changes are needed. Permits shall be required for permanent roofs over open porches or patios or for closing in such areas with screening or windows.
- B. An application shall include the following in duplicate on forms provided by the Zoning Officer:
 - 1. A description of the proposed work and the proposed use of the structure, if a new building, indicating the number of dwelling units or commercial units the building is designed to accommodate.
 - 2. A site plan drawn to scale showing the boundary lines of the property to receive the new construction, if a new building or expansion of an existing building is proposed, indicating bearings and distances of each line, area of the property and name of owner of record.

3. The site plan shall also show the building setback line from each property boundary, public roads abutting the property, public utilities serving the property and the location of free-standing signs and of parking areas, with the number of parking spaces indicated, if a multi-family residential, commercial or industrial development.
 4. The proposed building or addition shall be shown on the site plan, with dimensions and height noted and distances indicated between it and adjacent streets and property lines.
 5. Existing buildings already on the property and topographical features such as steep slopes, swamps and streams shall be shown if on the property.
 6. If the building is for commercial, industrial, multi-family or public use, a certificate of approval from the State Department or Labor and Industry shall be provided.
 7. The applicant shall swear that all the information given on the form and drawings shall be true and correct to the best of his knowledge.
- C. If the application is satisfactory, the Zoning Officer shall inspect the premises where the construction is proposed to occur. If new construction is proposed, the Zoning Officer shall verify on the site the location of the construction relative to adjacent property lines and may order the owner to have stakes positioned by a registered surveyor to indicate the property line and outline of the new construction. Upon completing his inspection and finding the application and premises compatible, the Zoning Officer shall approve the application and return one (1) copy of the construction documents together with a signed building permit authorizing the applicant to proceed. The applicant shall post the permit prominently on the building site during construction and shall keep one (1) set of the documents available on the site as well.
- D. If the application is not satisfactory, the Zoning Officer shall return one (1) set of the application documents together with a letter indicating the specific reasons why the application cannot be approved and the changes needed to make it acceptable.
- E. The Zoning Officer shall from time to time visit the property whereon the approved construction is taking place in order to assure himself that the work is proceeding in accordance with the application documents. The

Zoning Officer shall not be denied access to the property during working hours in order to inspect the construction in progress and may order the work halted pending appeal to the Zoning Hearing Board or corrected to conform to the permit.

- F. If an applicant wishes to amend the use, arrangement or construction of his building from that shown on the permit after the permit is approved, he shall file with the Zoning Officer an application for an amended zoning permit.
- G. A building permit shall become void, if after six (6) months from the date of issue, construction has not commenced and been vigorously pursued. The life of a building permit shall be one (1) year from the date of issue. Permits may be extended for not more than one (1) additional year on large projects or where the applicant can prove to the Zoning Officer a hardship exists making it impossible to complete the project in one (1) year.
- H. The Zoning Officer shall keep records of all applications either approved or disapproved, including one (1) copy of each permit issued, shall maintain a journal of his activities, and shall submit an annual report to Borough Council detailing building activity in the Borough during the preceding year.

Section 1002 Occupancy Permits

- A. For new uses or expansion of existing uses:
 - 1. Upon completion of a commercial, public, semi-public or industrial building, or a structure containing more than two (2) dwelling units, or the placing of a mobile home on its foundation, the contractor or builder shall apply to the Zoning Officer for an occupancy permit.
 - 2. The Zoning Officer shall inspect the premises and if satisfied that all conditions of the building permit have been met, shall issue an occupancy permit certifying that the premises comply with the provisions of this Ordinance and may be used for the purposes set forth on the building permit.
 - 3. If the Zoning Officer upon inspection finds the premises to have been developed in violation of any of the conditions of the building permit, he shall order the violations corrected to conform to the building permit and shall not issue an occupancy permit until satisfied these corrections have been made. The contractor shall be responsible for requesting another inspection after violations have been corrected and the Zoning Officer shall not issue an occupancy permit until he verifies all violations have been corrected.

4. It shall be a violation of this Ordinance for a new structure covered by this section to be occupied without an occupancy permit first having been issued.

B. For changing existing uses:

1. If a property owner wishes to change the use of any building, structure or premises, or if a new owner seeks to occupy a property that has been used for commercial or industrial purposes, he shall apply to the Zoning Officer for occupancy permit. Changes for which an occupancy permit shall be required include addition of a dwelling unit or units in the structure, introduction of a home occupation, conversion of premises to a different commercial or industrial use, or continuation of the use of a commercial or industrial property by a new owner. The Zoning Officer shall first determine that no building permit is needed to effect the proposed change, but if so the developer shall proceed as under the provisions of this Ordinance.

2. If the Zoning Officer is satisfied that such change or addition is in conformance with all requirements of this Ordinance, he shall issue an occupancy permit.

3. It shall be the responsibility of the owner of a property to determine that any persons leasing or subleasing the premises will use them only for activities permitted by this Ordinance, and if a use is contemplated or undertaken by a leasee or subleasee which is not permitted, or is permitted only as a conditional use, it shall be the responsibility of the owner to either secure permission from the Borough for the use or to remove the use from the premises.

Section 1003. Enforcement and Penalties

A. If the Zoning Officer shall find that any provisions of this Ordinance are being violated, he shall notify the owner of the property upon which such violation is allegedly occurring by certified mail, return receipt requested, such notice being deemed adequate if persons other than the owner are perpetrating the alleged violation.

B. Communications regarding violations shall indicate the nature of the violation by specific paragraph of this Ordinance relied on and shall order the action necessary to correct it.

C. Such communications shall order the discontinuance of illegal uses of land or structures, or the removal or moving of illegal structures or additions or alterations thereto, as well as other action necessary to assure compliance

with or prevent violation of this Ordinance and shall indicate the owner's alternative actions under the terms of this Ordinance.

- D. The Zoning Officer shall allow a period not to exceed thirty (30) days from date of notice within which a violation shall be corrected. The Zoning Officer shall inspect the site of the violation at the conclusion of the period specified and if he finds the violation still not corrected, shall take the owner before a magistrate, who if he finds the owner guilty, may assess penalties in accordance with this Article.
- E. Continuation of a violation of this Ordinance beyond the thirty (30) day period shall constitute a summary offense. Any person, partner or officer of a corporation who violates this Ordinance, or fails to comply with any of its requirements shall upon conviction thereof be fined not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00) plus costs of prosecution. In default of payment of the fine, such person, the members of such partnership, or the officers of such corporation shall be liable to imprisonment for not more than sixty (60) days. Each day each violation continues may be considered a separate offense. All fines collected for the violation of this Ordinance shall be paid over to the Borough.
- F. The owner or tenant of any building, structure, premises or part thereof, and any architect, engineer, builder, contractor, agent or other person who commits, participates in, assists in, or maintains a violation may each be found guilty of a separate offense and suffer the penalties herein provided.
- G. Nothing herein contained shall prevent the Borough from taking such other lawful action as may be necessary to prevent or remedy any violation, or to bring an action to enjoin any violation of this Ordinance.
- H. The granting of a building or occupancy permit shall not constitute a guarantee of any kind by the Borough or any official or employee thereof for the safety of any structure from any cause whatever and shall create no liability against any Borough official or employee for any structural or other failure that may result therefrom.

Section 1004 Schedule of Fees

- A. A schedule of fees for building permits, occupancy permits, sign-permits and applications for petitions to amend this Ordinance, or to initiate action on conditional uses before the Planning Commission or action on variances, challenges to the validity of the Ordinance, or challenges to a decision of the Zoning Officer before the Zoning Hearing Board shall be established by resolution of Borough Council, posted conspicuously in the Borough Building, and subsequently amended only by action of Council.
- B. No permit, certificate, application, or variance shall be issued unless, or until such established costs, charges, fees or expenses have been paid in full; nor shall any actions be taken on proceedings before the Zoning Hearing Board unless or until preliminary charges and fees have been paid in full.

Section 1005 Amendment of the Ordinance

- A. An amendment, supplement, change, or repeal of this Ordinance may be initiated by:
 - 1. A resolution or request by Borough Council;
 - 2. An official proposal by the Planning Commission; or
 - 3. A petition presented to the Planning Commission by a property owner or a person who has entered into an agreement to purchase a property in the Borough.
- B. Procedure
 - 1. Upon receipt of a petition from a property owner for an amendment to this Ordinance or its map, the Planning Commission shall review the proposal and submit recommendations, with specific reasons in support of either adopting the proposal, rejecting it or adopting it with conditions, to Borough Council not later than the third meeting after which the Commission officially received the petition.
 - 2. Council shall review the Planning Commission's recommendations and shall call a public hearing, properly noticed, after which Council shall vote approval or disapproval of the proposed amendment. Procedures for conducting the Public Hearing shall be in accordance with the requirements of the Municipalities Planning Code, as amended. At least thirty (30) days prior to the hearing the Board shall submit the amendment proposal to the Allegheny County Department of Economic Development for comment.

3. If a proposed amendment is revised before final approval to include property not previously affected or to further alter the text, Council shall hold another public hearing before proceeding to vote on the change.
4. The hearing record shall be kept by stenographic or sound recording and copies may be provided any party to the hearing at cost.
5. Appeal from a decision of Borough Council on an amendment proposal shall be to the County Courts of Common Pleas.

C. Public Hearing Requirements

1. Public hearings shall be held in accordance with the requirements of the Planning Code.
2. Public notice shall be published once each week for two successive weeks in a newspaper of general circulation. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.
3. A notice shall simultaneously be posted at a conspicuous location at the Municipal Building and at least one (1) location on property or properties to be affected by the proposal, if it involves an amendment to the zoning map.
4. Owners of property within two hundred (200) feet of any boundary of a property or properties or portion of a property for which a change in the zoning district boundaries is sought shall be informed by mail at their addresses of record by letter sent at least fifteen (15) days prior to the hearing, indicating the date, time and place of the hearing and describing the proposed change.
5. The placing of public notices, posting of affected properties and mailing of letters to property owners in the vicinity of a proposed zoning district boundary change shall be the responsibility of the Borough Secretary, who may assign all or part of this work to the Zoning Officer.

D. Curative Amendments

1. Landowner Curative Amendment: A landowner who desires to challenge on substantive grounds the validity of any portion of this Ordinance which prohibits or restricts the use or development of land in which he has an interest may submit a Curative Amendment

to the Borough Council. The request shall include a written statement informing Council of the matters that are in issue and the grounds for the challenge, the proposed amendment as the landowner wishes it to be adopted, and proposed plans for development of the land in question that are frustrated by the existing zoning in accordance with Section 916.1 of the Pennsylvania Municipalities Planning Code 53 P.S. Section 10916.1, as amended. Council shall seek comments from the Borough and Allegheny County Planning Commission at least thirty (30) days prior to a public hearing to which shall be held, with proper public notice, not later than sixty (60) days after the landowner request is received at a regular meeting of Council. A stenographic record of the hearing shall be kept unless Council and the appellant agree in writing to a tape recording and Council shall have the power to administer oaths, issue subpoenas, compel the attendance of witnesses and production of relevant documents. The parties may be represented by counsel which present evidence and cross examine adverse witnesses. The landowner's proposed amendment shall be considered denied when Council informs the landowner it will not adopt the amendment, when Council adopts another amendment unacceptable to the landowner, or when Council fails to act on the landowner's amendment within thirty (30) days after the public hearing unless the time period is extended by mutual consent.

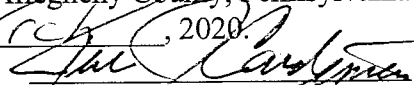
2. Municipal Curative Amendment: Borough Council may by official vote declare any part or all of the Ordinance invalid and propose to prepare a curative amendment to overcome the invalidity. Within thirty (30) days thereafter, Council by resolution shall specify the portions of the Ordinance to be cured and shall commence preparation of the amendment. The consideration of the amendment shall include review by the Borough and County Planning Commissions and public hearing before Council, properly noticed as specified herein. Within one hundred eighty (180) days after the declaration of invalidity, Council shall adopt the Curative Amendment or reaffirm its Ordinance as it stood prior to the declaration. While a Municipal Curative Amendment is in process, Council shall not be required to receive any landowner's Curative Amendment nor shall any rights accrue to a landowner as a result of Council's action relative to a Landowner Curative Amendment. The Municipal Curative Amendment procedure may not be used by Council for at least thirty-six (36) months after Council's decision on a previous amendment unless State law compels Council to act sooner.

- E. Rehearing: If a petition for amendment, supplement, change or repeal of this Ordinance is denied by Borough Council, another petition for a similar change shall not be filed within a period of one (1) year from the date of denial, except upon the initiation of Council and recommendation of the Planning Commission based upon a change in circumstances which would warrant a rehearing.

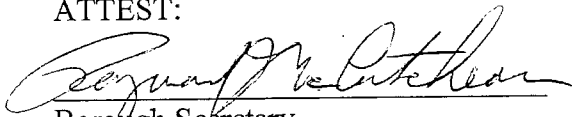
Section 1006 Enactment of the Ordinance

- A. This Ordinance is necessary for the immediate preservation of the public health, safety and general welfare and shall be effective upon its passage and signing.

- B. Duly presented after public hearings and adopted at a regular meeting of the Borough Council of Coraopolis Borough, Allegheny County, Pennsylvania held on 11th day of March, 2020.


President of Borough Council

ATTEST:


Borough Secretary


Mayor