

**CONEMAUGH TOWNSHIP,  
SOMERSET COUNTY, PA**

**ZONING ORDINANCE No. 678  
July 21, 2010**

**(Prior Ordinance No. 403, as amended)**

## **Table of Contents**

### **ARTICLE I – GENERAL**

<b>Section 101 – TITLE .....</b>	<b>1</b>
<b>Section 102 - GENERAL TERMS ARE DEFINED .....</b>	<b>1</b>
<b>Section 103 – DEFINITIONS .....</b>	<b>2</b>

### **ARTICLE II – ESTABLISHMENT OF DISTRICTS**

<b>Section 201 – ESTABLISHMENT OF ZONING DISTRICTS .....</b>	<b>9</b>
--	----------

### **ARTICLE III – GENERAL PROVISIONS**

<b>Section 301-01 - CONFORMANCE AND PERMITS .....</b>	<b>10</b>
<b>Section 301-02 - COMPLIANCE WITH REGULATIONS.....</b>	<b>10</b>
<b>Section 301-03 - YARDS.....</b>	<b>11</b>
<b>Section 301-04 - SUBSTANDARD DWELLINGS</b>	<b>11</b>
<b>Section 301-05 - USES REQUIRING SITE PLAN APPROVAL.....</b>	<b>11</b>
<b>Section 301-06 - PUBLIC UTILITY USES.....</b>	<b>13</b>
<b>Section 301.07 - TEMPORARY STRUCTURES.....</b>	<b>13</b>
<b>Section 301.08 - PROPERTY SURVEY REQUIRED</b>	<b>13</b>
<b>Section 301.09 - SAFETY LIMITATIONS ON FENCES AND         SHRUBBERY.....</b>	<b>13</b>
<b>Section 301.10 - DRAINS, DRIVEWAYS, OTHER MEANS OF EGRESS..</b>	<b>13</b>

### **ARTICLE IV – USE REGULATIONS**

<b>Section 401 - C – CONSERVATION DISTRICT.....</b>	<b>14</b>
<b>Section 402 - RR – RURAL RESIDENTIAL DISTRICT.....</b>	<b>16</b>

<b>Section 403 - R1 – RESIDENTIAL SINGLE-FAMILY DISTRICT.....</b>	<b>18</b>
<b>Section 404 - R2 – RESIDENTIAL MULTIPLE-FAMILY DISTRICT .....</b>	<b>19</b>
<b>Section 405 - R3 – RESIDENTIAL MULTIPLE-FAMILY / MANUFACTURED HOME DISTRICT.....</b>	<b>21</b>
<b>Section 406 - CN – NEIGHBORHOOD-COMMERCIAL DISTRICT.....</b>	<b>23</b>
<b>Section 407 - CT – TRAVELERS-COMMERCIAL DISTRICT.....</b>	<b>25</b>
<b>Section 408 - IL – LIGHT INDUSTRIAL DISTRICT.....</b>	<b>26</b>
<b>Section 409 - IH – HEAVY INDUSTRIAL DISTRICT .....</b>	<b>28</b>

**ARTICLE V – NONCONFORMING USES**

<b>Section 501 - GENERAL .....</b>	<b>29</b>
<b>Section 502 - REGISTRATION OF NON-CONFORMING USES AND STRUCTURES.....</b>	<b>30</b>
<b>Section 503 - PERMITTED NON-CONFORMING USES .....</b>	<b>30</b>

**ARTICLE VI – SUPPLEMENTARY REGULATIONS**

<b>Section 601 – FLOODPLAIN AREAS .....</b>	<b>31</b>
<b>Section 602 – HOME OCCUPATION–HOME BUSINESS.....</b>	<b>31</b>
<b>Section 603 – GAS AND OIL EXTRACTION .....</b>	<b>31</b>
<b>Section 604 – SMALL SCALE WIND GENERATORS.....</b>	<b>32</b>
<b>Section 605 – COMMERCIAL POWER GENERATING WINDMILLS ...</b>	<b>33</b>
<b>Section 606 – TEMPORARY METROLOGIC TOWERS .....</b>	<b>40</b>
<b>Section 607 - OUTDOOR FURNACES .....</b>	<b>40</b>
<b>Section 608 – CHANGES TO NONCONFORMING USES .....</b>	<b>41</b>
<b>Section 609 – ADULT ENTERTAINMENT ESTABLISHMENTS .....</b>	<b>42</b>

Section 610 – SURFACE MINING OR SURFACE ASPECTS OF DEEP MINING OPERATIONS.....	44
 <b>ARTICLE VII – PLANNED RESIDENTIAL DEVELOPMENT</b>	
Section 701 - GENERAL .....	46
Section 702 - PLANNED RESIDENTIAL DEVELOPMENT .....	47
Section 703 - DEVELOPMENT STANDARDS FOR PRD'S .....	48
Section 704 - COMMERCIAL USES IN "PRD'S" .....	49
Section 705 - AESTHETIC CONSIDERATIONS IN “PRD'S”.....	49
Section 706 - "PRD" PROCEDURES FOR APPLICATION .....	50
 <b>ARTICLE VIII – MANUFACTURED HOME PARK</b>	
Section 801 - CRITERIA FOR SPECIAL EXCEPTION REVIEW .....	50
 <b>ARTICLE IX – SIGNS</b>	
Section 901 - SIGNS – GENERAL .....	53
Section 902 - RESIDENTIAL DISTRICTS .....	54
Section 903 - NONRESIDENTIAL DISTRICT SIGNS .....	56
Section 904 - TEMPORARY SIGNS .....	58
Section 905 - BILLBOARDS .....	59
 <b>ARTICLE X - OFF-STREET PARKING AND LOADING REQUIREMENTS</b>	
Section 1001 - TERMS RELATING TO PARKING AND LOADING ARE DEFINED.....	59
Section 1002 - THE FOLLOWING OFF-STREET PARKING SPACES SHALL BE PROVIDED .....	60
Section 1003 - THE FOREGOING REQUIREMENTS ARE SUBJECT TO THE FOLLOWING GENERAL RULES AND EXCEPTIONS.....	60

<b>Section 1004 - THE FOLLOWING OFF-STREET LOADING SPACE SHALL BE PROVIDED.....</b>	<b>61</b>
<b>Section 1005 - ALTERATION OF REQUIREMENTS.....</b>	<b>61</b>

**ARTICLE IX - ZONING HEARING BOARD - POWERS, DUTIES & ESTABLISHMENT ARE PRESCRIBED**

<b>Section 1101 - ZONING HEARING BOARD IS CREATED .....</b>	<b>61</b>
<b>Section 1102 - BOARD MEETINGS.....</b>	<b>62</b>
<b>Section 1103 - APPEALS TO THE BOARD .....</b>	<b>62</b>
<b>Section 1104 - POWERS OF THE BOARD.....</b>	<b>63</b>
<b>Section 1105 - PUBLIC HEARING AND PERMITS ISSUED BY THE BOARD .....</b>	<b>63</b>

**ARTICLE XII – CONDITIONAL USES**

<b>Section 1201 - CONDITIONS FOR APPROVAL.....</b>	<b>64</b>
<b>Section 1202 - PROCEDURES FOR CONDITIONAL USES.....</b>	<b>64</b>
<b>Section 1203 - APPLICATION AND PERMIT FEES FOR CONDITIONAL USES.....</b>	<b>65</b>
<b>Section 1204 - PROCEDURES FOR APPROVAL.....</b>	<b>66</b>
<b>Section 1205 - CONTINUED COMPLIANCE.....</b>	<b>67</b>

**ARTICLE XIII – ENFORCEMENT**

<b>Section 1301 - ZONING OFFICER POWERS &amp; DUTIES .....</b>	<b>67</b>
<b>Section 1302 - BUILDING PERMIT REQUIRED .....</b>	<b>67</b>
<b>Section 1303 - CERTIFICATE OF OCCUPANCY .....</b>	<b>67</b>
<b>Section 1304 - MINOR DIMENSIONAL SETBACK VARIANCE.....</b>	<b>68</b>

**ARTICLE XIV - AMENDMENTS OF THE ORDINANCE**

**Section 1400 - GENERAL ..... 68**

**Section 1401 - PROCEDURE ..... 68**

**ARTICLE XV - VIOLATION AND PENALTY**

**Section 1501 - VIOLATIONS ..... 69**

**Section 1502 – PENALTIES..... 69**

**ARTICLE XVI – VALIDITY**

**Section 1601 – VALIDATION..... 69**