

**CONEMAUGH TOWNSHIP,  
SOMERSET COUNTY, PA**

**ZONING ORDINANCE No. 678**

**Adopted October 20, 2010**

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

**Amending Ordinances Attached:**

**Ordinance No. 686 – Adopted April 18, 2012**

**Ordinance No. 693 – Adopted April 23, 2014**

## Table of Contents

### ARTICLE I – GENERAL

Section 101 – TITLE .....	1
Section 102 - GENERAL TERMS ARE DEFINED .....	1
Section 103 – DEFINITIONS .....	2

### ARTICLE II – ESTABLISHMENT OF DISTRICTS

Section 201 – ESTABLISHMENT OF ZONING DISTRICTS .....	10
---	----

### ARTICLE III – GENERAL PROVISIONS

Section 301-01 - CONFORMANCE AND PERMITS .....	12
Section 301-02 - COMPLIANCE WITH REGULATIONS.....	12
Section 301-03 - YARDS.....	12
Section 301-04 - SUBSTANDARD DWELLINGS	12
Section 301-05 - USES REQUIRING SITE PLAN APPROVAL.....	12
Section 301-06 - PUBLIC UTILITY USES.....	14
Section 301.07 - TEMPORARY STRUCTURES.....	14
Section 301.08 - PROPERTY SURVEY REQUIRED	14
Section 301.09 - SAFETY LIMITATIONS ON FENCES AND SHRUBBERY.....	15
Section 301.10 - DRAINS, DRIVEWAYS, OTHER MEANS OF EGRESS..	15

### ARTICLE IV – USE REGULATIONS

Section 401 - C – CONSERVATION DISTRICT.....	16
Section 402 - RR – RURAL RESIDENTIAL DISTRICT.....	17

<b>Section 403 - R1 – RESIDENTIAL SINGLE-FAMILY DISTRICT.....</b>	<b>19</b>
<b>Section 404 - R2 – RESIDENTIAL MULTIPLE-FAMILY DISTRICT .....</b>	<b>21</b>
<b>Section 405 - R3 – RESIDENTIAL MULTIPLE-FAMILY / MANUFACTURED HOME DISTRICT.....</b>	<b>23</b>
<b>Section 406 - CN – NEIGHBORHOOD-COMMERCIAL DISTRICT.....</b>	<b>25</b>
<b>Section 407 - CT – TRAVELERS-COMMERCIAL DISTRICT.....</b>	<b>26</b>
<b>Section 408 - IL – LIGHT INDUSTRIAL DISTRICT.....</b>	<b>27</b>
<b>Section 409 - IH – HEAVY INDUSTRIAL DISTRICT .....</b>	<b>29</b>

**ARTICLE V – NONCONFORMING USES**

<b>Section 501 - GENERAL .....</b>	<b>31</b>
<b>Section 502 - REGISTRATION OF NON-CONFORMING USES AND STRUCTURES.....</b>	<b>31</b>
<b>Section 503 - PERMITTED NON-CONFORMING USES .....</b>	<b>32</b>

**ARTICLE VI – SUPPLEMENTARY REGULATIONS**

<b>Section 601 – FLOODPLAIN AREAS .....</b>	<b>33</b>
<b>Section 602 – HOME OCCUPATION–HOME BUSINESS.....</b>	<b>33</b>
<b>Section 603 – GAS AND OIL EXTRACTION .....</b>	<b>33</b>
<b>Section 604 – SMALL SCALE WIND GENERATORS.....</b>	<b>34</b>
<b>Section 605 – COMMERCIAL POWER GENERATING WINDMILLS ...</b>	<b>35</b>
<b>Section 606 – TEMPORARY METROLOGIC TOWERS .....</b>	<b>41</b>
<b>Section 607 - OUTDOOR FURNACES .....</b>	<b>41</b>
<b>Section 608 – CHANGES TO NONCONFORMING USES .....</b>	<b>42</b>
<b>Section 609 – ADULT ENTERTAINMENT ESTABLISHMENTS .....</b>	<b>43</b>

**ARTICLE VII – PLANNED RESIDENTIAL DEVELOPMENT**

**Section 701 - GENERAL ..... 46**

**Section 702 - PLANNED RESIDENTIAL DEVELOPMENT ..... 46**

**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 ..... 49**

**ARTICLE VIII – MANUFACTURED HOME PARK**

**Section 801 - CRITERIA FOR SPECIAL EXCEPTION REVIEW ..... 50**

**ARTICLE IX – SIGNS**

**Section 901 - SIGNS – GENERAL ..... 54**

**Section 902 - RESIDENTIAL DISTRICTS ..... 54**

**Section 903 - NONRESIDENTIAL DISTRICT SIGNS ..... 56**

**Section 904 - TEMPORARY SIGNS ..... 58**

**Section 905 - BILLBOARDS ..... 58**

**ARTICLE X - OFF-STREET PARKING AND LOADING REQUIREMENTS**

**Section 1001 - TERMS RELATING TO PARKING AND LOADING ARE DEFINED..... 59**

**Section 1002 - THE FOLLOWING OFF-STREET PARKING SPACES SHALL BE PROVIDED ..... 59**

**Section 1003 - THE FOREGOING REQUIREMENTS ARE SUBJECT TO THE FOLLOWING GENERAL RULES AND EXCEPTIONS..... 60**

**Section 1004 - THE FOLLOWING OFF-STREET LOADING SPACE SHALL BE PROVIDED..... 60**

**Section 1005 - ALTERATION OF REQUIREMENTS..... 60**

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

**Section 1101 - ZONING HEARING BOARD IS CREATED ..... 62**

**Section 1102 - BOARD MEETINGS..... 62**

**Section 1103 - APPEALS TO THE BOARD ..... 62**

**Section 1104 - POWERS OF THE BOARD..... 63**

**Section 1105 - PUBLIC HEARING AND PERMITS  
ISSUED BY THE BOARD ..... 64**

**ARTICLE XII – CONDITIONAL USES**

**Section 1201 - CONDITIONS FOR APPROVAL..... 65**

**Section 1202 - PROCEDURES FOR CONDITIONAL USES..... 65**

**Section 1203 - APPLICATION AND PERMIT FEES  
FOR CONDITIONAL USES..... 65**

**Section 1204 - PROCEDURES FOR APPROVAL..... 66**

**Section 1205 - CONTINUED COMPLIANCE..... 67**

**ARTICLE XIII – ENFORCEMENT**

**Section 1301 - ZONING OFFICER POWERS & DUTIES ..... 68**

**Section 1302 - BUILDING PERMIT REQUIRED ..... 68**

**Section 1303 - CERTIFICATE OF OCCUPANCY ..... 68**

**Section 1304 - MINOR DIMENSIONAL  
SETBACK VARIANCE..... 68**

**ARTICLE XIV - AMENDMENTS OF THE ORDINANCE**

**Section 1400 - GENERAL ..... 69**

**Section 1401 - PROCEDURE ..... 69**

**ARTICLE XV - VIOLATION AND PENALTY**

**Section 1501 - VIOLATIONS ..... 70**

**Section 1502 – PENALTIES..... 70**

**ARTICLE XVI – VALIDITY**

**Section 1601 – VALIDATION..... 71**

**ADDENDUMS..... 72**

**Amending Ordinance No. 686**

**Amending Ordinance No. 693**