

Chapter § 166 Zoning City of Latrobe, PA

Part III: Land Use and Development Administration and Regulation / Zoning

Article III General Requirements and General Uses

§ 166-14 Buildings on public streets.

Each principal building and the front door of each principal building shall front on a duly accepted public street which has been improved in accordance with City standards or on streets in the process of being improved in accordance with requirements of Chapter 154, Subdivision and Land Development, or any other ordinance of the City. This section shall not apply to any property which was in existence prior to the adoption of zoning and did not, at that time, front on a public street.

§ 166-15 Corner lots.

When a structure is erected on a corner lot, the following provisions shall govern:

A. The front yard setback line shall be established on the street where the primary entrance is located.

B. The Zoning Officer shall have discretion to adjust the three remaining lot lines under the guidelines hereinafter set forth:

(1) The building setback line on the other street where the primary entrance is not located shall be made to conform as nearly as possible to the front yard setback line for that street. It is the intent of this Subsection **B (1)** that the side of any structure on a corner lot shall be in line, as nearly as possible, with the front of the structures on the same street. However, the side of a structure shall be set back no less than the minimum side yard setback requirement for the applicable zone.

(2) The remaining two setback lines, not fronting on either street, shall be no less than the minimum side yard and rear yard building setback line for the applicable zone.

§ 166-16 Permitted Uses

A. Land Use Table:

Legend

P = Permitted

S = Special Exception

A = Accessory

C = Conditional Use

Residential Uses	R-1	R-1A	R-2	R-3	R-4	Supplemental Standards
Boarding house/rooming house/tourist home/bed-and-breakfast establishments				S		§ 166-18 A (6)
Churches and similar places of religious use			P	P	P	
Condominiums, converted or constructed			P	P	P	
Employee and public parking for a hospital					P	
Home gardening	A	A	A	A	A	§ 166-17 B (3)
Hospitals which are not primarily used for contagious diseases or psychiatric treatment	S	S	S	S	S	§ 166-18 A (1)
Hospitals					P	
Licensed child day-care center and child group home				P		
Licensed personal care boarding home and licensed intermediate care facility				S		
Major occupations			S	S	S	§ 166-18 A (4).
Medical facilities					P	§ 166-18 A (1)
Multifamily apartment building which is a nonconforming use and converted to condominium usage	P	P	P	P		
Multifamily dwellings				P		
New condominium construction and condominium conversion				P		
No-impact home-based business	A	A	A	A	A	
Nursery schools accredited by the Commonwealth of Pennsylvania			S	S	S	§ 166-18 A (3).
Other customary accessory uses and buildings	A	A	A	A	A	§ 166-17 B
Planned residential developments	C	C	C	C	C	§ 166-18 B (1)
Private garage	A	A	A	A	A	
Public and parochial schools			P	P	P	
Public parks and playgrounds	P	P	P	P	P	
Public utility installations	S	S	S	S	S	§ 166-18 A (2)
Single-family detached dwellings	P	P	P	P	P	
Group Homes	P	P	P	P	P	

Commercial Uses Residential uses spill down to Commercial Zones	C-1	C-2	C-3	C-4	Supplemental Standards
Amusement and recreation services		P	P	P	
Bakery with sale of bakery products on the premises	P	P	P	P	
Barbershop, beauty shop and similar personal services	P	P	P	P	
Bed-and-breakfast establishments	P	P	P	P	
Boarding house/rooming house/tourist home/bed-and-breakfast establishments	P	P	P	P	§ 166-18 A (6)
Boardinghouse/rooming house/tourist home/bed-and-breakfast	P	P	P	P	§ 166-18 A (6)
Business service shop		P	P	P	§ 166-21 F
Business, dancing or music school		P	P	P	
Car wash				P	
Catering shop	P	P	P	P	
Churches and similar places of religious use	P	P	P	P	
Commercial Kennels			P	P	
Condominiums, converted or constructed	P	P	P	P	
Delivery and distribution centers and warehousing and/or storage				P	
Display and sale of automobiles, pick-up trucks, motorcycles and smaller recreational vehicles and equipment		P	P	P	
Display, sale and repair of large or small vehicles, farm implements, boating and recreational vehicles and equipment				P	
Dressmaking or tailoring shop	P	P	P	P	
Drugstores	P	P	P	P	
Dry cleaning, dyeing and cleaning establishment		P	P	P	§ 166-21 E
Frozen food locker		P	P	P	
Funeral home, undertaking establishments or mortuary		P	P	P	§ 166-21 D
Gasoline Stations	S	S	S	S	§ 166-22 A
General service or repair establishment		P	P	P	§ 166-21 F
Hardware sales		P	P	P	
Home gardening	A	A	A	A	
Hospital parking, both employees and public					
Hospitals which are not primarily used for contagious diseases or psychiatric treatment	S	S	S	S	
Hotel, motel or motor court		P	P	P	
Joint occupancy permitted uses	P	P	P	P	§ 166-17(E)(12).
Laundries				P	

Commercial Uses Residential uses spill down to Commercial Zones	C-1	C-2	C-3	C-4	Supplemental Standards
Laundromats and shops for the delivery or picking up of laundry and dry cleaning	P	P	P	P	
Licensed child day-care center and child group home	P	P	P	P	
Licensed personal care boarding home and licensed intermediate care facility	P	P	P	P	
Limited industrial uses which include, but are not limited to, woodworking, machine and metal shops, welding and electrical shops, and plumbing				P	§ 166-21 G
Major occupations	S	S	S	S	
Mechanical and vehicle repair				P	
Medical and dental offices or clinics and other professional and business offices	P	P	P	P	
Medical marijuana dispensaries	S	S	S	S	§ 166-23 A (2).
Membership associations, corporations or clubs	P	P	P	P	
Multifamily apartment building which is a nonconforming use and converted to condominium usage	P	P	P	P	
Multifamily dwellings	P	P	P	P	
New condominium construction and condominium conversion	P	P	P	P	
No-impact home-based business	A	A	A	A	
Nursery schools	P	P	P	P	
Nursery schools accredited by the Commonwealth of Pennsylvania	S	S	S	S	§ 166-17(E)(17).
Offices, banks or lending institutions	P	P	P	P	
Other customary accessory uses and buildings	A	A	A	A	§ 166-17(E)(18).
Other customary uses and structures which are clearly incidental to the principal use	A	A	A	A	
Package liquor stores and beer distributors		P	P	P	
Parking lot or parking garage		P	P	P	§ 166-21 C
Pet shop, animal hospital or veterinarian	P	P	P	P	
Planned shopping center		C	C	C	§ 166-23 B (1)
Printing, publishing or engraving		P	P	P	
Private garage	A	A	A	A	
Public and parochial schools	P	P	P	P	
Public parks and playgrounds	P	P	P	P	
Public utility installations	S	S	S	S	§ 166-18 A (2)
Public utility services and facilities		P	P	P	
Public utility structures	P	P	P	P	§ 166-18 A (2)
Repair shop, minor	P	P	P	P	§ 166-21 F

Commercial Uses Residential uses spill down to Commercial Zones	C-1	C-2	C-3	C-4	Supplemental Standards
Restaurant or coffee shop	P	P	P	P	
Retail stores	P	P	P	P	
Sign painting				P	
Single-family detached dwellings	P	P	P	P	
Tavern, restaurant and coffee shop		P	P	P	
Truck and freight terminals				P	
Vehicle body and fender shop				P	
Wholesale store or shop		P	P	P	
Industrial Uses Commercial uses spill down to industrial zones. Residential uses do not spill down to Industrial zones.	I-1	I-2	Supplemental Standards		
Antennas	P	P			
Assembling or fabricating operation		P			
Gasoline Stations	P	P			§ 166-26 B
Glass and textile manufacturers	P	P			
Major home occupations incidental to nonconforming residential use	P	P			
Manufacture of food products, pharmaceuticals, cosmetics, but not the render of fats and oils	P	P			
Manufacture, assembly, packing or treatment of articles or merchandise from previously prepared materials, except fertilizers	P	P			
Manufacturing use involving primary production from raw or recycled materials		P			
Medical marijuana organizations	S				§ 166-28 B
Other customary accessory uses and structures which are clearly incidental to the principal use	A	A			§ 166-27 A (1)
Other nonresidential use, which is not considered a use that would constitute a criminal offense according to Pennsylvania criminal law or federal criminal law and is not classified as a permitted use in any other zoning district; and is not deemed to be hazardous to public health and safety		S			§ 166-28 C
Outdoor recreational uses	P	P			§ 166-26 C
Railroad yards or terminal facilities		P			
Residence of a guard custodian or caretaker	A	A			§ 166-27 A (1)
Testing or research laboratory	P	P			
Tool, die, pattern making and other machine ship operations	P	P			
Tower-based wireless communication facility	S	S			§ 166-28 A
Towers	P	P			
Wholesale bakeries, dairies, bottling plants and breweries	P	P			

Article IV Residential Zoning Districts

§ 166-17 Residential Permitted Uses

§ 166-18 Special Exceptions and Conditional Uses

§ 166-19. Standards for Residential Zones:

§ 166-17 Residential Permitted Uses:

In the residential zoning districts, the land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the § 166-16 A. Land Use Table.

A. There shall be no spill-down to an R-4 planned residential zone or any industrial zone.

B. Permitted accessory uses.

(1) Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as business.

(2) Any accessory building or use shall be located on the same zone lot as the principal building.

(3) Home gardening, and accessory structures used for nurseries or as greenhouses, are permitted in residential areas, provided they are used by the residents thereof for noncommercial purposes.

(4) See General supplemental standards §166-30.

§ 166-18 Special Exceptions and Conditional Uses:

Special exceptions require approval by the Zoning Hearing Board in accordance with §166-68.1 B. Conditional uses must be submitted to the Planning Commission in accordance with §166-71.

A. Special Exceptions:

(1) Hospitals which are not primarily used for contagious diseases or psychiatric treatment may be allowable only in an R-1 Single-Family Residential Zone and/or an R-2 Single-Family Residential Zone which abuts the R-4 Single-Family Residential and Hospital Zone.

(a) Parking shall not be allowed within the setback areas and parking areas shall be required to be screened from adjacent residential properties.

(b) The property shall be required to adhere to buffering requirements set forth in § 166-36.

(c) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.

(2) Public utility installations.

(a) Shall not include towers, tower-based wireless communications facilities, and antennas. [Amended 5-8-2017 by Ord. No. 2017-8]

- (b) The installation shall not be more than 24 feet in square area.
 - (c) Lighted signs are not permitted.
 - (d) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.
 - (e) Normally overhead lines and related equipment may be required by the City to be placed underground in whole or in part of the length of the right-of-way.
 - (f) Necessary aboveground structures shall be located to minimize environmental damage and shall be made as unobtrusive as possible from neighboring residential properties and streets.
 - (g) Structures shall be designed to be compatible with surrounding residential development.
- (3) Nursery schools accredited by the Commonwealth of Pennsylvania.
- (a) Parking shall not be allowed within the setback areas, and parking areas shall be required to be screened from adjacent residential properties.
 - (b) Buffer requirements shall be met.
 - (c) Lighted signs are not permitted.
 - (d) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.
- (4) Major home occupations may be permitted subject to the conditions of Article VII of this chapter governing home occupations.
- (5) Licensed personal care boarding home and licensed intermediate care facility.
- (a) Parking shall not be allowed within the setback areas, and parking areas shall be required to be screened from adjacent residential properties.
 - (b) Buffer requirements shall be met.
 - (c) Lighted signs are not permitted.
 - (d) Access drives shall be located to take advantage of maximum sight distances for motorists and shall be as remote as possible from nearby intersections.
- (6) Boarding house/rooming house/tourist home/bed-and-breakfast establishments.
- (a) Parking shall not be allowed within the setback areas, and parking areas shall be required to be screened from adjacent residential properties.
 - (b) Buffer requirements shall be met.

B. Conditional uses.

- (1) Planned residential developments are a conditional use.
- (a) All standards of the residential zone in which the tract is located must be complied with except that the yard requirements shall need only be applied in relationship to the tract boundaries.

(b) The owner or owners of the tract shall meet all state planning requirements regarding planned residential developments and applicable subdivision requirements.

§ 166-19. Standards for Residential Zones:

A. Maximum building height.

(1) Hospitals and medical facilities in an R-4 Zone shall be limited to a maximum building height of eight stories or 85 feet limitation as to height, with the same restriction for buildings above 45 feet as are set forth below for the R-4 Zone.

(2) Height Table.

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet
Multifamily dwellings	NA	NA	3 stories or 45 feet	NA
Any other principal building structure permitted in residential zones	2½ stories or 35 feet	2½ stories or 35 feet	3 stories or 45 feet	2½ stories or 35 feet
Accessory structure	20 feet	20 feet	20 feet	20 feet

B. Minimum lot area. Minimum lot area for residential units shall be per dwelling unit.

(1) Any nonconforming lot in an R-1 Zone (lot area is less than 8,000 square feet) shall be required to adhere to the R-2 Zone standards for conforming lots.

(2) Any nonconforming lot in an R-2 Zone (lot area is less than 5,000 square feet) shall be required to adhere to the R-3 Zone standards for conforming lots.

(3) See § 166-15 for corner lots.

(4) Lot Area Table.

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	8,000 square feet	5,000 square feet	4,000 square feet	5,000 square feet
Multifamily dwellings	NA	NA	2,500 square feet	NA
Any other principal building structure permitted in residential zones	NA	5,000 square feet	4,000 square feet	5,000 square feet

C. Minimum lot frontage table.

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	80 feet	50 feet	40 feet	50 feet
Multifamily dwellings	NA	NA	40 feet	NA

Any other principal building structure permitted in residential zones	80 feet	50 feet	40 feet	50 feet
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D. Minimum front yard setbacks.

(1) Supplemental standards.

(a) There shall be no minimum front yard setback for hospitals in a R-4 zone.

(b) See § 166-15 for corner lots.

(2) Front Yard Setback Table:

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	30 feet	20 feet	10 feet	20 feet
Multifamily dwellings	NA	NA	10 feet	NA
Any other principal building structure permitted in residential zones	30 feet	20 feet	10 feet	20 feet

E. Minimum side yard setback table. Minimum setback footage shall apply to each side of the structure.

	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	10 feet min.	6 feet min.	5 feet min.	6 feet min.
Multifamily dwellings	NA	NA	5 feet min.	NA
Any other principal building structure permitted in residential zones	10 feet min.	6 feet min.	5 feet min.	6 feet min.

F. Minimum rear yard setback table.

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	30 feet	25 feet	20 feet	25 feet
Multifamily dwellings	NA	NA	20 feet	NA
Any other principal building structure permitted in residential zones	30 feet	25 feet	20 feet	25 feet

G. Maximum lot coverage.

- (1) Percentage figure includes the aggregate of the principal structure and all permitted accessory structures.
- (2) Other permitted accessory structures shall not include a stoop, sidewalk, or any surface material not exceeding six inches from ground level.
- (3) Hospitals and medical facilities in an R-4 zone shall not have limitations as to lot coverage.
- (4) Lot coverage table.

	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	25%	30%	45%	30%
Multifamily dwellings	NA	NA	45%	NA
Any other principal building structure permitted in residential zones	25%	30%	45%	30%
Commercial Structures	NA	NA	NA	NA

Article V Commercial Zoning Districts

§ 166-21 Commercial Permitted Uses.

§ 166-22. Permitted Accessory Uses:

§ 166-23 Special Exceptions and Conditional Uses:

§166-24 Standards for Commercial Zoning Districts.

§ 166-25. (Reserved)

Article V Commercial Zoning Districts

§ 166-21 Commercial Permitted Uses:

A. In this commercial zoning district, the land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the § 166-16 A. Land Use Table. All Residential uses spill down to Commercial Zones.

B. In the C-1 Neighborhood Commercial Zone all uses shall be restricted to no more than five employees per shift and materials must be stored and work done within the buildings.

C. In the C-2 General Commercial Zone parking lot or parking garage are permitted (owned or operated by a publicly held entity, provided that no private parking lots or private parking garages shall be permitted unless the same are operated by a publicly held entity).

D. Funeral home, undertaking establishments or mortuary.

(1) The funeral home structure shall not be located within 25 feet of a residence structure, whether or not the residence is located within the zone in which the funeral home would be located.

(2) The funeral home shall only be erected on a lot having a minimum area of 10,000 square feet and must have at least 300 square feet for each reposing room.

(3) There shall be no crematory, receiving vault, preparation room or display of merchandise or advertising visible from outside the main area or accessory building, and there shall be no loading or unloading of merchandise or bodies of deceased persons on public property.

E. Dry cleaning, dyeing and cleaning establishment.

(1) In the C-2 General Commercial Zone the same shall not employ more than 10 persons on the premises in a single shift, not including persons whose principal duties are off the premises.

(2) All materials are stored and all shop work is done within a building.

F. General service or repair establishment.

(1) In the C-2 General Commercial Zone the same shall not employ more than 10 persons on the premises in a single shift, not including persons whose principal duties are off the premises.

(2) All materials are stored and all shop work is done within a building (as determined to exist by the City or any appropriate state agency).

(3) Noxious and/or offensive noises and/or odors shall be contained entirely within the structure by appropriate means and shall not be incompatible with other uses in this zone.

(4) Excluded from this use shall be the repair of any vehicle used on public roadways; repair of farm equipment; and any outside repairs.

G. Limited industrial uses which include, but are not limited to, woodworking, machine and metal shops, welding and electrical shops, plumbing and other similar activities which:

(1) Employ no more than 20 people.

(2) Noxious and/or offensive noises and/or odors (as determined by the City or any appropriate state agency) shall be contained entirely within the structure by appropriate means and shall not be incompatible with other uses in this zone.

§ 166-22. Permitted Accessory Uses:

A. Customary accessory uses and buildings, provided such uses are incidental to the principal use.

B. Any accessory building or use shall be located on the same zone lot as the principal building.

C. See General supplemental standards § 166-30.

§ 166-23 Special Exceptions and Conditional Uses:

Special exceptions require approval by the Zoning Hearing Board in accordance with § 166-68.1 B. Conditional uses must be submitted to the Planning Commission in accordance with § 166-71.

A. Special exceptions.

(1). Gasoline stations.

(a) Minimum lot size shall be 10,000 square feet.

(b) The lot may not be located within 50 feet of a residence, school, church or other institutional buildings.

(c) All pumps must be at least 15 feet from any street.

(d) No driveways shall be within 20 feet of any street intersection.

(2). Medical marijuana organizations, provided the medical marijuana organization otherwise complies with Article XIV, medical marijuana organizations, of this Zoning Code.

B. Conditional uses.

(1) Planned shopping center.

(a) Permitted uses within a planned shopping center shall include services, parking, retail sale of merchandise, offices and similar activities ordinarily accepted as shopping center uses. No building shall be designed, constructed, structurally altered or used for residential purposes, except to provide within the buildings allowed facilities for a custodian, caretaker, or guard employed on the premises.

(b) Procedure. The owner or owners of a tract of land comprised of one acre or more shall submit to the Planning Commission a plan for the development and use of such tract for the purposes of and meeting the requirements set forth in this article. Said plan shall comply with all

requirements of this section and shall be accompanied by evidence concerning the feasibility of the project and effect of the proposed development on surrounding property and other physical conditions. Said plan shall comply with requirements set forth below:

[1] A site plan defining the area wherein the building may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the locations of roads, driveways and, where required, the location and height of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property.

[2] A drainage plan approved by the City Engineer.

[3] A copy of any deed restrictions intended to be recorded.

[4] A report on the needs and extent of the market to be served, and general economic justification.

[5] A traffic analysis indicating the effect of the proposed shopping center on adjacent streets and also indicating the direction and amount of traffic flow to and from the shopping center.

§166-24 Standards for Commercial Zoning Districts.

A. Maximum building height.

	Districts			
	C-1	C-2	C-3	C-4
Single-family detached dwellings	2½ stories or 35 feet	2½ stories or 35 feet	100 feet	100 feet
Multifamily dwellings	2½ stories or 35 feet	2½ stories or 35 feet	100 feet	100 feet
Commercial Building	2 stories or 35 feet	3 stories or 45 feet	100 feet	100 feet
Any other principal building structure permitted in residential zones	2½ stories or 35 feet	2½ stories or 35 feet	100 feet	100 feet
Accessory structure	20 feet	20 feet	100 feet	100 feet

B. Minimum lot area.

(1) There is no minimum lot size for commercial buildings.

(2) The minimum lot area for Single-family detached dwellings and any other principal building structure permitted in residential zones is 4,000 square feet.

(3) The minimum lot area for multifamily dwellings is 2,500 square feet per dwelling unit.

C. Minimum front yard setbacks.

(1) The minimum front yard setback for commercial buildings in the C-1 and C-2 zones is 10 feet.

(2) There is no minimum front yard setback for commercial buildings in the C-3 and C-4 zones.

(3) The minimum front yard setback for Single-family detached dwellings, multifamily dwellings and any other principal building structure permitted in residential zones in the commercial zones is 10 feet.

(4) See § 166-15 for corner lots.

D. Minimum side yard setbacks. Minimum setback footage shall apply to each side of the structure.

(1) The minimum side yard setback for Single-family detached dwellings, multifamily dwellings and any other principal building structure permitted in residential zones in the commercial zone is 5 feet.

(2) There is no minimum side yard setback for commercial buildings except when abutting a residential district where the setback shall be 10 feet in the C-1 zone and 5 feet in the C-2, C-3 and C-4 zones. Where a street or alley separates a commercial zone from a residential zone, the street or alley shall satisfy the setback requirement.

E. Minimum rear yard setbacks.

(1) The minimum rear yard setback for Single-family detached dwellings, multifamily dwellings and any other principal building structure permitted in residential zones in the commercial zones is 20 feet.

(2) There is no minimum rear yard setback for commercial buildings except when abutting a residential district where the setback shall be 10 feet.

(3) Where a street or alley separates a commercial zone from a residential zone, the street or alley shall satisfy the setback requirement.

F. Maximum lot coverage.

(1) Percentage figure includes the aggregate of the principal structure and all permitted accessory structures.

(2) Other permitted accessory structures shall not include a stoop, sidewalk, or any surface material not exceeding six inches from ground level.

(3) Hospitals and medical facilities in an R-4 zone shall not have limitations as to lot coverage.

(4) The maximum lot coverage for single-family detached dwellings, multifamily dwellings, and any other principal building structure permitted in residential zones is forty-five percent (45%).

(5) Maximum floor-density for commercial structures table:

	Commercial			
	C-1	C-2	C-3	C-4
Commercial Structures Density Ratio	.75	1.5	4	4

Article VI Industrial Zoning Districts

§ 166-26 Permitted Uses.

§ 166-27 Permitted Accessory Uses.

§ 166-28 Special Exceptions.

§ 166-29. Standards for Industrial Zoning Districts.

Article VI. Industrial Zoning Districts

§ 166-26 Permitted Uses in Industrial Zones:

A. In this district, the land and buildings may be used and buildings may be erected, altered, enlarged and maintained for the uses set forth in the § 166-16 A. Land Use Table. There shall be no spill down of residential use to any industrial zone (See § 166-16 A (3)).

B. Gasoline station.

- (1) Minimum lot size shall be 10,000 square feet.
- (2) Lot may not be located within 50 feet of a residence, school, church or other institutional buildings.
- (3) All pumps must be at least 15 feet from any street.
- (4) No driveways shall be within 20 feet of any street intersection.

C. Outdoor recreational uses. Outdoor recreational uses shall be subject to the following conditions and restrictions:

- (1) Outdoor recreational uses shall not be permitted within 200 feet of any residential property or within 200 feet of any adjoining residential zone.
- (2) Lighting for outdoor recreational uses shall be located in such a manner that it shall not be offensive or obstructive to residential properties located within the I-2 Industrial Zone or residential properties in any adjoining residential zone.
- (3) No outdoor recreational use shall be permitted which involves equipment or machinery which shall generate loud or offensive noise to residential properties within the I-2, Industrial Zone or any adjoining residential zone such as, by way of illustration but not limited to, go-cart operations.
- (4) Any outdoor recreational use shall be required to have on-site parking suitable to accommodate the users of such outdoor recreational use.

§ 166-27 Permitted Accessory Uses in Industrial Zones:

A. Other customary uses and structures which are clearly incidental to the principal use or structure.

- (1) Residence of a guard, custodian or caretaker.
- (2) See General supplemental standards § 166-30.

§ 166-28 Special Exceptions in Industrial Zones

Special exceptions require approval by the Zoning Hearing Board in accordance with § 166-68.1 B.

A. Tower-based wireless communications facility.

B. Medical marijuana organizations, provided the medical marijuana organization otherwise complies with Article XIV, medical marijuana organizations, of this Zoning Code.

C. In the I-2 district only, any other nonresidential use, which is not considered a use that would constitute a criminal offense according to Pennsylvania criminal law or federal criminal law and is not classified as a permitted use in any other zoning district; and is not deemed to be hazardous to public health and safety.

(1) The following uses are deemed to be hazardous to public health and safety due to the nature of the use and the concentration of people within the City of Latrobe:

- (a) Abattoirs.
- (b) Acid manufacture.
- (c) Explosives, manufacture or storage.
- (d) Atomic power plant or reactor.
- (e) Fat, grease, lard or tallow rendering or refining.
- (f) Glue or size manufacture.
- (g) Garbage, offal or dead animal reduction or dumping.
- (h) Petroleum refining.
- (i) Stockyard or slaughter of animals.
- (j) Junkyards.
- (k) Tower-based wireless communications facility.

[Added 5-8-2017 by Ord. No. 2017-8]

§ 166-29. Standards for Industrial Zoning Districts.

A. Maximum for height for building and accessory structures in the industrial zoning district is 100 feet.

B. The minimum front yard setback in the I-1 and I-2 zones is 20 feet.

C. Minimum side yard setbacks.

1. There is no minimum side yard setback for commercial buildings except when abutting a residential district where the setback shall be 10 feet in the I-1 zone and 20 feet in the I-2 zones.

2. Where a street or alley separates a commercial zone from a residential zone, the street or alley shall satisfy the setback requirement.

D. Minimum rear yard setbacks.

1. There is no minimum rear yard setback for commercial buildings except when abutting a residential district where the setback shall be 25 feet in the I-1 zone and 35 feet in the I-2 zone.

2. Where a street or alley separates a commercial zone from a residential zone, the street or alley shall satisfy the setback requirement.

E. Maximum lot coverage.

1. The maximum lot coverage in the I-1 and I-2 zones is 75%.
2. Percentage figure includes the aggregate of the principal structure and all permitted accessory structures.
3. Other permitted accessory structures shall not include a stoop, sidewalk, or any surface material not exceeding six inches from ground level.

F. Industrial performance standards - Permitted and special exceptions enumerated in Industrial Zoning Districts and uses accessory thereto shall at all times comply with all statutes, rules and regulations of the Commonwealth of Pennsylvania and the United States of America, or any agency or department thereof, which are applicable to such uses. In the event the said use is found to be in violation of said standards by an authorized agent of the Commonwealth of Pennsylvania or the United States of America, or any agency or department thereof, then the said use shall also be determined to be in violation of this Zoning Chapter and subject to the sanctions and penalties set forth hereafter for violation thereof.

Article VII Supplemental Regulations

§ 166-30 General supplemental standards.

§ 166-31 Parking requirements; off-street loading.

§ 166-32 Home occupations.

§ 166-33 Manufactured/mobile homes.

§ 166-34 Floodplain requirements.

§ 166-35 Buffer yard requirements.

§ 166-36 Visibility at intersections.

§ 166-30 General supplemental standards.

A. Accessory structures.

(1) Accessory structures, which are not attached to a principal structure, may be erected in accordance with the following restrictions:

(a) No accessory structure is located closer than three feet to the side and rear lot lines.

(b) No accessory structure is located closer to the street than the required front yard setback of the principal structure.

(c) On corner lots, accessory structures shall not be located on the side street side between the side street and the required front yard setback line of structures fronting on the side street.

(2) When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this chapter applicable to the principal buildings.

(3) When the accessory structure is to a principal structure in a commercial zone, and the property abuts a residential zone, there shall be a minimum side yard of 10 feet.

(4) Accessory structures shall comply with front and side yard requirements for the principal structure to which they are accessory, except an accessory structure consisting of a garage may be constructed at the same location as a garage that is removed.

(5) Notwithstanding any other section of this chapter, in the event that the property owner desires to replace an existing accessory structure, including a private garage, or in the event a property owner who has a nonconforming lot desires to erect an accessory structure including a private garage, he or she may do so, provided the same is erected no closer than 2 1/2 feet from an alley, whether the same is on the back lot line or the side lot line. Also, under the conditions of this section only, a private garage may be replaced by a larger

garage, provided that the same is no larger than 600 square feet whether or not the same exceeds the lot coverage requirements otherwise required for the zone in which the property is located.

B. Prohibited accessory uses.

(1) In any zone district other than commercial and/or industrial, none of the following types of vehicles or equipment shall be parked or stored on any lot, except in an enclosed garage:

- (a) Commercial or business vehicles and/or equipment, including but not limited to buses, trucks or vans, designated Class III or above by the Pennsylvania Motor Vehicle Code.
- (b) Construction vehicles or equipment may be parked on a lot while construction is underway as long as a valid construction permit has been issued to the property owner for such activity.
- (c) Business or commercial vehicles or equipment may be parked in a residential zone during normal business hours for providing delivery or service to a property in such area.

§ 166-31 Parking Requirements; Off-Street Loading.

A. Number of spaces.

(1) An adequate number of off-street parking spaces shall be required in all developments to accommodate residents, visitors, employees and/or business invites, unless the same can be adequately satisfied by public on-street and/or lot/garage facilities.

(2) Residential parking. A one-car garage and driveway shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the sidewalk, or 25 feet to the curbline. A two-car garage and driveway combination shall count as 4.0 off-street parking spaces, provided the minimum width of the driveway is 20 feet and its minimum length is as specified above for a one-car garage.

(3) The number of required off-street parking spaces for religious use, hospital use, educational use, or any other charitable use, commercial use, or professional building use may be eliminated or reduced if there exists within a zone in which the above uses are permitted uses, within 500 feet of that use, public on-street or off-street parking spaces to satisfy the requirements of § 166-32(A)(5). The above-enumerated uses must provide the difference if the number of parking lots is below the number required in § 166-32(A)(5). The spaces provided in the public or private parking lots must be shown to be available for that use on the day or days of greatest use by the above-enumerated uses.

(4) Any nonresidential use not herein set forth expressly or by implication, which shall hereafter be permitted or allowed by legislative act or court decision shall be required to provide, at a minimum, one on-site parking space per employee and one on-site parking space for each 100 square feet of gross floor area (if the public is invited on the premises for sales of goods or services).

(5) In addition to the requirements set forth below, any business that owns, leases or uses a commercial vehicle or vehicles, or noncommercial vehicles in a commercial manner, in the conduct of business activities shall be required to have one parking space on the business site or 1 on other property owned by the business within a commercial or industrial zone for each commercial vehicle.

(6) Off-street parking standards table:

Use	Number of Spaces
Auto parts store	1 for every 1,000 square feet of gross floor area
Automobile sales	1 per 3,000 square feet of development lot area
Bank	1 per 300 square feet of gross floor area
Bank, drive-in	1 for each employee
Barbershop	1, plus 1 per chair
Beauty parlor	1, plus 1 per chair
Church or synagogue	1 per 5 seats

Club or lodge	1 for each 4 occupants at its highest peak
Convenience store and/or gas station/convenience store	1 per 500 square feet of gross floor area
Day-care center	1 for each employee
Funeral home	1 per 4 seats, plus 1 per 2 employees, plus 1 reserved space for each hearse, ambulance, or company vehicle
Furniture store	1 per 1,000 square feet of gross floor area
Gas station (only)	1 for each employee
Group home	1 per 2 employees, plus 2 additional visitor spaces
Hardware store	1 per 600 square feet of gross area
Health club	1 per 100 square feet of gross floor area
Hospital	1 for every 2 beds
Hotel and motel	1 per every 2 units
Laundromat	1 per 2 washing machines
Liquor store	1 per 400 square feet of gross floor area
Manufacturing	1 for every 4 employees at highest shift peak
Nursing/convalescent home	1 for each employee plus 2 additional spaces
Nursery/greenhouse	1 per 400 square feet of gross floor area
Office	1 per 300 square feet of gross floor area
Office, dental	1 per dental chair, plus 1 space per employee
Office, medical	1 per examining room, plus 1 space per employee
Personal care boardinghome/intermediate care facility	1 for each employee, plus 2 additional spaces
Photography studio	1 for each 400 square feet of gross floor area
Print shop	1 per employee, plus 1 additional customer space
Produce stand	1 per employee, plus 1 additional customer space
Repair shop	1 per employee, plus 1 additional customer space
Restaurant, bars and cafes	1 for every 3 seats, plus 1 for each employee
Residential, multifamily	1½ per dwelling unit
Residential, single-family	1 per dwelling unit
Retail	1 per 300 square feet of gross floor area
School, dance	1 per employee plus 1 for each 5 classrooms
School, elementary	1 per employee plus 1 for each 5 classrooms
School, junior high	1 per employee plus 1 for each 5 classrooms
School, trade	1 per employee plus 1 for each 5 students
Stockyard	1 per employee on largest shift

Utility	1 per employee plus 1 per facility vehicle
Warehouse/wholesale	1 per each employee

B. One off-street loading berth shall be provided for every new business or industrial use or any additions to existing business or industrial uses, with a floor area of more than 2,500 square feet; and one additional berth shall be required for each additional 20,000 square feet of floor area over the first 20,000 square feet of floor area. The following provisions shall apply:

- (1) Access and space to maneuver shall be sufficient so that no truck need back onto any public street nor across any public sidewalk.
- (2) All unloading vehicles shall be requested to be totally located on the site during the loading/unloading process.
- (3) Additional loading berths may be waived by the Zoning Officer for any additions to current structures, if the property owner can demonstrate that the existing loading berths will adequately serve the facility and the waiver will not create any additional hazard or inconvenience to the traveling public, pedestrians or adjoining property owners.

C. Cover requirements. All parking spaces shall have an inorganic, dustless surface cover that will prevent erosion. "Dustless cover" shall mean concrete, macadam, gravel or an inorganic substance that is a satisfactory substitute as determined by the Zoning Officer.

D. Phased Parking. Where the total number of off-street parking spaces required are not immediately required for a particular use, a staged development plan may be permitted requiring that only a portion of the parking area, but not less than 65% of the required spaces, be completed initially, subject to the following regulations:

- (1) The site plan shall clearly indicate both that portion of the parking area to be paved initially and the total parking needed to provide the number of spaces required.
- (2) The site plan shall provide for adequate drainage of both the partial and total parking areas.
- (3) The portion of the parking area not to be paved initially shall be landscaped with a ground cover to prevent erosion. The ground cover shall be appropriate for soil conditions, water availability and the environment.
- (4) Performance guarantee; certificate of occupancy.
 - (a) The applicant shall post a performance guarantee, which shall reflect the cost of installing the additional parking facilities necessary to provide the total number of parking spaces required.
 - (b) In lieu of a permanent certificate of occupancy, a temporary certificate of occupancy shall be issued for a period of two years. Prior to the

expiration of the two-year period, the applicant may either install the additional parking shown on the site plan and apply for issuance of a permanent certificate of occupancy, or apply to the Zoning Hearing Board after the use has been in operation a minimum of 18 months for a determination as to whether or not the initial parking area provided is adequate.

(c) If the Zoning Hearing Board determines that the parking facility is adequate as originally constructed, the performance guarantees shall be released and a permanent certificate of occupancy issued. If, however, the Zoning Hearing Board determines that the partial off-street parking area is not adequate, the applicant shall be required to install the additional parking facilities in accordance with the terms of the performance guarantees prior to issuance of a permanent certificate of occupancy.

(5) Any change of use on a site for which the Zoning Hearing Board may have approved a partial paving of off-street parking areas to a use which requires more parking spaces than are provided on the site shall require submission of a new site plan.

E. Size of spaces.

(1) Each off-street parking space shall measure 10 feet in width by 18 feet in length. Parking spaces for the physically handicapped shall measure 12 feet in width.

(2) Each off-street loading berth shall measure 10 feet in width by 50 feet in length.

F. Off-street Parking areas.

The location, design and improvement standards of this section shall apply to all off-street parking areas of five (5) or more spaces, except parking for hire operated by the city or its designee.

(1) Off-street parking areas shall be oriented to and within a reasonable walking distance of the buildings they are designed to serve.

(2) Off-street parking areas shall be located so as to minimize their adverse impact on the visual environment. To the maximum extent possible, off-street parking areas shall not be visible from a public street.

(3) Access to parking areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance and safety of vehicles and pedestrians.

(4) There shall be to the greatest extent possible safe, adequate, and convenient arrangement of pedestrian pathways, bikeways, roads, driveways, and off-street parking and loading spaces within off-street parking areas. Streets, pedestrian

walks, parking areas, and open space shall be designed as integral parts of an overall site design which shall be properly related to existing and proposed buildings, adjacent uses and landscaped areas.

(5) Off-street parking lots shall be located such that the access location is not on the street side of any residential lot, and does not face on to the street side of any other residential lot and is required to be screened from view from adjacent property and right of ways, with a visual barrier as defined in this section.

(6) Access to parking garages and parking areas shall be designed to ensure that entering and exiting vehicles do not disrupt vehicle and pedestrian circulation patterns. At a minimum, all garage doors, ticket machines or entrance gates shall be located so as to allow a minimum of twenty (20) feet clearance from sidewalks and street rights-of-way. Driveways serving such parking areas shall be located at least sixty (60) feet from intersecting street rights-of-way, and joint access to abutting parcels shall be provided wherever practical.

(7) The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirement specified below. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than 90°.

Parking (degrees)	Aisle Width (feet)
30	12
45	13
60	18
90	24

(8) Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk. Wheel stops or curbing shall be installed to protect walls, poles, structures, pedestrian walkways or landscaped areas. Wheel stops should be placed within two (2) to three (3) feet from the end of parking spaces.

(9) All off-street parking and other vehicle circulation areas shall be continuously maintained and designed to preclude free flow of stormwater onto adjacent lots, properties, or public streets or ways.

(10) Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics as well as to improve the environment of the site and surrounding area. Large parking lots shall be broken down into sections as appropriate for the type and size of the development. Sections shall be separated by landscaped dividing strips, berms and similar elements.

(11) Off-street parking areas shall be landscaped and screened from view in accordance with the following standards.

(a) Required screening shall be provided in the form of new or existing natural plantings, walls and fences, topographic changes, buildings, horizontal separation, or a combination, according to the provisions of this chapter. Landscape screening shall be a minimum depth of five (5) feet, and plant materials shall be a minimum height of forty-two (42) inches at the time of planting. Evergreen plants or plants with dense structure year-round shall be employed.

(b) For parking lots with more than fifty (50) parking spaces, a minimum twenty (20) square feet of landscaping shall be provided for each parking space. Required landscaping shall take the form of planter strips, landscaped areas, or perimeter landscaping. The landscaping shall include at least one (1) tree for every ten (10) parking spaces.

Landscaped areas shall be dispersed throughout the parking lot. Planter strips, landscaped areas, and perimeter landscaped areas shall have a minimum width of five (5) feet.

(12) Fences and walls may be combined with landscaping to achieve the required screening

(a) Walls or fences shall be compatible with architectural style and building materials, shall be constructed of appropriate materials, including, but not limited to iron grating, wood, stone, or brick, and shall provide the required degree of opacity, durability and aesthetic compatibility with the surrounding context. The finished side of a fence or wall shall be placed on the outside of the fenced area.

(b) Barbed wire and razor wire are not permitted.

(c) Chain link fencing with slat inserts is permitted only in I-1 and I-2 zoning districts.

(d) Walls greater than forty (40) feet in length shall incorporate some form of visual relief, including, but not limited to, pattern breaks, varying wall construction, vertical features such as columns, differing construction materials, or a combination of the above.

(13) Lighting.

(a) Lighting shall be arranged and designed so that no source of light is directed toward any lots zoned for residential use.

(b) Lighting shall be designed to shield public streets and all other adjacent lands from distracting glare, or hazardous interference of any kind.

(c) Vehicular use areas shall not be lighted at any time other than the hours of operation of the use that the parking is intended to serve, except for necessary security lighting.

G. Use of transportation and parking alternatives.

(1) Upon demonstration to the Zoning Hearing Board that effective alternatives to automobile access are in effect, the Board may reduce, by not more than 50%, the parking requirements otherwise prescribed for any use, or combination of uses on the same or adjoining sites, to an extent commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

(2) Alternative programs that may be considered by the Board under this provision include, but are not limited to, the following:

- (a) Private vanpool operation.
- (b) Transit/vanpool fare subsidy.
- (c) Provision of subscription bus services.
- (d) Flexible work-hour schedule.
- (e) Capital improvement for transit services.
- (f) Preferential parking for carpools/vanpools.
- (g) Establishment of a transportation coordinator position to implement carpool, vanpool, and transit programs.
- (h) Bicycle parking facilities.

H. Electric vehicle infrastructure.

(1) Definitions- For the purpose of this section, the following definitions shall apply.

ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION

An electric vehicle charging station where the battery charging station is located within accessible reach of a barrier-free access aisle and the electric vehicle.

BATTERY CHARGING STATION

An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

BATTERY ELECTRIC VEHICLE

Any vehicle that operates exclusively on electrical energy from an off-board source that's stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

CHARGING LEVELS

Standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2 and 3, are the most common charging levels, and include the following specifications:

- 1) Level 1 is considered slow charging. Voltage including the range from 0 through 120.

2) Level 2 is considered medium charging. Voltage is greater than 120 and includes 240.

3) Level 3 is considered fast or rapid charging. Voltage is greater than 240.

ELECTRIC VEHICLE

Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source that is stored on-board via a battery for motive purpose. "Electric vehicle" includes a battery electric vehicle and a plug-in hybrid electric vehicle.

ELECTRIC VEHICLE CHARGING STATION

A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.

ELECTRIC VEHICLE INFRASTRUCTURE

Conduit/wiring, structures, machinery and equipment necessary and integral to support an electric vehicle, including battery charging stations and rapid charging stations.

ELECTRIC VEHICLE PARKING SPACE

Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

(2) Permitted locations: Charging Stations shall be considered accessory structures and allowed and encouraged in all districts, subject to the requirements of this chapter:

(a) Level 1 and Level 2 electric vehicle charging stations are permitted in every zoning district when accessory to the primary permitted use. Such stations located at one-family, multi-family and industrialized/manufactured home park dwellings shall be designated as private restricted use only. Installation shall be subject to permit approval administered by Zoning Officer.

(b) Level 3 electric vehicle charging stations are permitted in the C and I zoning districts when accessory to the primary permitted use. Installation is subject to permit approval.

(c) If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a gasoline service station for zoning purposes. Installation shall be located in and subject to approval in zoning districts which permit gasoline service stations.

(3) General requirements:

(a) An electric vehicle charging station space may be included in the calculation for minimum required parking spaces required.

(b) Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

(c) The minimum width for a parking space for charging electric vehicles is 9 feet.

(d) Maintenance - Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.

(e) Usage Fees - The property owner is not restricted from collecting a service fee for the use of an electric vehicle charging station made available to visitors of the property.

(f) Lighting - Site lighting shall be provided where an electric vehicle charging station is installed, unless charging is for daytime purposes only.

(g) Battery charging station outlets and connector devices shall be regulated by State code.

(h) Adequate battery charging station protection, such as concrete-filled steel bollards shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.

(4) Signage.

(a) Regulatory signage including parking restrictions shall be regulated by State code.

(b) Information shall be posted identifying voltage and amperage levels and any time of use, fees or safety information related to the electric vehicle charging station.

(c) Each electric vehicle charging station space must have signage indicating that the space is exclusively for charging electric vehicles. For purposes of this subsection "charging" means that an electric vehicle is parked at an electric vehicle station and is connected to the battery charging station equipment.

(d). Restrictions shall be included on the signage, if removal provisions are to be enforced.

Article VIII Signs

§ 166-37 Purpose of article.

§ 166-38 Definitions.

§ 166-39 Purpose of sign limitations.

§ 166-40 Signs in residential zones.

§ 166-41 Signs in commercial and industrial zones.

§ 166-42 General requirements.

§ 166-43 Memorial/Historic Signs

§ 166-44 Off-Site/On-Site Informational and Directional Signs.

§ 166-45 Illumination and animation.

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§ 166-47 Obscene advertising.

§ 166-48 Obstruction of vision; avoidance of confusion.

§ 166-49 Permit required; fees.

§ 166-50 Variances.

§ 166-51 Exempt signs.

§ 166-52 Temporary signs.

§ 166-53 Business Identification signs.

§ 166-54 Nonconforming signs.

§ 166-55 General limitations.

§ 166-56 Sign Standards Table.

§ 166-37 Purpose of article.

The purpose of this article is to regulate the display of various classes of signs within each zoning district of the City of Latrobe. Signage shall be subject to and in accordance with the provisions of § Chapter 151.

§ 166-38 Definitions.

As used in this article, the following terms shall have the meanings indicated:

AREA OF A SIGN

The square foot area computed as nearly as possible as a rectangular area including all portions of the actual or implied face of the sign as well as structural trim.

BANNER

A non-rigid cloth, plastic, paper, canvas, or other non-rigid material sign typically related to a special event or promotion.

BANNER FLAG

A flag hung as a banner, not on a flag pole.

BILLBOARD/OFF-PREMISE SIGN

An off-premise sign is a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

BUILDING WRAP SIGN

A sign composed of fabric, plastic, vinyl, Mylar or a similar pliable material that drapes, wraps or hangs over the side of a building, wall or window.

BUSINESS IDENTIFICATION SIGN

An on-premise sign is a sign identifying the establishment and/or advertising goods or services sold or produced on the premises on which the sign is located.

ERECT

To build, construct, attach, hang, place, suspend or affix and shall also include the painting of wall signs.

ELECTRONIC SIGNS

Electronic Sign means any sign, video display, projected image, or similar device or portions thereof with text, images, or graphics generated by solid state electronic components. Electronic signs include, but are not limited to, signs that use light emitting diodes (LED), plasma displays, fiber optics, or other technology that results in bright, high-resolution text, images, and graphics.

FACE OF A SIGN

That area of a sign contained within the structural trim, or if there is no structural trim, which forms the background for the placement of lettering or other insignias of advertising.

FLAG

A piece of cloth, varying in size, shape, color and design, usually attached at one edge to a staff or cord, and used as the symbol of a nation, state or organization.

GROUND SIGN

Shall mean a sign placed on the ground with that portion of the sign structure which provides support planted firmly into the ground or attached to a base planted firmly into the ground and not attached to any building. also known as a "monument sign".

MAJOR PUBLIC DESTINATION FACILITY

Major public destination facility means a structure providing as its primary use cultural services, public assembly, recreation, sports and entertainment facilities and having Indoor or outdoor seating to accommodate a minimum of one thousand (1,000) people at a single event.

MEMORIAL PLAQUES

Memorial plaques includes commemorative cornerstones, name plates and historical markers shall mean a sign or wall plaque bearing only the name of the owner, the name or use of the structure and its occupants, the date of erection of the structure or reading matter commemorating a person, event or significance of the location

OFF-SITE DIRECTIONAL AND INFORMATIONAL SIGN

Shall mean a pole sign which directs vehicular and pedestrian traffic to a business, commodity, service, or entertainment conducted, sold or offered elsewhere than on the premises where the sign is displayed.

MONUMENT SIGN

See Ground sign.

POLE SIGN

"Pole sign" shall mean any sign attached to a pole or poles, which pole or poles are firmly planted into the ground, causing the suspension of said sign off the ground.

ROOF

The upper surface of building extensions of permanent construction having structural supports to the ground and protruding over pedestrian cartways, and may be used as a sign base, provided its structural strength can be clearly demonstrated.

ROOF SIGN

Shall mean a sign erected, constructed and maintained wholly upon or over the roof of any building.

SIGN

Shall mean and include every sign, ground sign, pole sign, wall sign, wall plaque, roof sign, illuminated sign, projecting sign, marquee, awning and canopy containing lettering or other advertising and shall include any announcement, declaration, demonstration, display, illustration, or insignia used to advertise or promote the interests of any person, firm, partnership, association, corporation, company or organization of any kind when the same is placed for outdoor viewing by the general public. The term "sign" shall further include all articles, matters or devices, whether or not containing lettering or advertising material, which have as their major purposes the attraction of patrons or calling attention to the business premises. When such articles are arranged in series of strings, such as strings of pennants, each string or article of pennants shall be treated as a separate sign. A sign shall include the painting of letters, numbers, characters or other renderings upon the surface of a window or an exterior wall of the structure. If such a sign is utilized by the property owner, then and in that event, the sign shall be shall treated

and deemed to be a wall sign and shall be governed by the provisions for wall signs hereinafter set forth.

STREET FRONTAGE

The length of any boundary line of a parcel or contiguous parcels of ground owned by one entity, expressed in linear feet, which abuts upon a street. Excluded from the meaning of "street" are alleyways.

STRUCTURAL TRIM

The molding, battens, cappings, latticing and platforms which are attached to the sign structure.

WALL

The parapet above any wall of a building and may be used as a sign base, provided its structural strength can be clearly demonstrated.

§ 166-39 Purpose of sign limitations.

It is the purpose of the sign limitations hereinafter set forth to assure that signs will:

- A.** Be appropriate to the land, building or use to which they are appurtenant; and, be adequate but not excessive for the intended purposes and uses, and for the permitted purposes and uses hereinafter set forth. With respect to signs advertising business uses, such regulations have been devised after considering, among other matters, shopping habits, extent of trade area, means of access to such uses, affect upon adjacent property owners; such regulations being specifically intended, among other things, to avoid excessive competition among sign displays and their demand for public attention.
- B.** In addition to the rules and regulations of this Article **VIII**, all signs in the City of Latrobe shall comply with the provisions of Chapter **85**, § **85-7**, thereof. In the event of any conflict between the provisions of this Article **VIII** and the provisions of the aforementioned Chapter **85**, then the provision which establishes the highest standard for the promotion and protection of the health and safety of the people shall prevail.
- C.** An erection permit shall be secured for the establishment, major alteration, or moving of any type of exterior sign hereinafter set forth in this article (except real estate signs).
- D.** No sign for exterior viewing as hereinafter set forth in this article which was established before the effective date of this chapter shall be (except when ordered by the Zoning Officer as a safety measure) altered in any respect, or moved unless it be made to conform to the provisions of this chapter.
- E.** Maintenance and replacement of parts of frames on such signs may be permitted upon application to the Zoning Officer; provided, however, that the size of the sign may not be increased.

F. All transparent or translucent sign surfaces shall be made of either safety glass or other safety materials. Any safety glass or safety material forming a part of any sign shall be at least 1/4 inch thick.

G. Signs of architects, contractors, engineers, mechanics, painters, not exceeding 12 square feet in area, may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, but shall be removed promptly upon completion of the work.

§ 166-40 General requirements.

A. The following principles shall control the computation of sign area and sign height:

(1) Computation of area of individual signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Land Use Ordinance regulations and is clearly incidental to the display itself.

(2) Computation of area of multifaced signs. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

(3) Computation of height. The height of a sign shall be computed as the vertical distance from the ground/sidewalk at the base of the sign, or any supporting structure of the sign, to the top of the highest attached component of the sign.

(4) Computation of maximum total permitted sign area for a land use district. The permitted sum of the area of all individual signs in a zone shall be computed by applying the formulas in § 166-42 and § 166-53 to the lot frontage, building frontage or wall area, as appropriate, for the land use district in which the lot is located. Lots fronting on two or more streets are allowed the permitted sign area for each street frontage.

(5) The Zoning Officer may require calculations by an architect or engineer certifying the stability of a sign, with reference to dead load and wind stress capabilities when a sign is over 25 square feet in area or, in the case of ground

sign, whose height is greater than 10 feet, or a sign which weighs in excess of 100 pounds.

(6) Any sign damaged by inclement weather which shall have proven itself unsafe may not be restored in kind without engineering data as required in Subsection (5) above.

§ 166-41 Signs in residential zones.

In R-1, R-2, R-3 and R-4 District, only the following exterior signs shall be permitted:

A. One sign not exceeding three square feet in area, used to display and identify only the name of the individual profession, organization, or institution occupying the premises, which sign can be of any of the following types:

- (1) Ground sign;
- (2) Wall sign;
- (3) Wall plaque;
- (4) Projecting/hanging sign; or
- (5) As provided for in §§ 166-47 and 166-48.

B. A sign for each street frontage not exceeding 12 square feet in area in connection with a multiple-family dwelling, a hospital, or sanitarium, a funeral home, or a tourist home, used to identify only the name of the structure.

C. Hospital signs in an R-4 Zone which exceed in size in square foot area are the criteria established for an R-4 Zone sign that are less than the criteria for similar signs in a commercial or industrial zone, shall be a special exception use subject to review and approval by the Zoning Hearing Board. Any other deviation by hospital signs from the provisions of Article VIII shall be by variance only.

§ 166-42 Signs in commercial and industrial zones.

In C-1, C-2, C-3, C-4, I-1 and I-2 Districts, the following exterior signs shall be permitted:

A. A business identification sign which directs attention to a business, commodity, service, or entertainment, conducted, sold, or offered upon the premises, including those listed in § 166-41A.

B. Billboards and off-premise advertising ground or pole signs advertising a business commodity, service, or entertainment, which is conducted, sold, or offered on property other than that on which the sign is located may be erected in the C-4, I-1 and I-2 Districts only.

- (1) Billboards and off-premise advertising signs shall be set back a minimum of 40 feet from the street right-of-way line; a minimum setback line of 200 feet from a residential zone, and 200 feet from any building or other sign so defined, on the same side of the public right-of-way.

(2) A billboard or off-premise advertising sign shall have a maximum area of one square foot for every foot of property frontage on the public right-of-way, with a maximum of 225 cumulative square feet distributed over no more than any combination of three ground or pole signs situate on any parcel or contiguous parcels of ground owned by one entity.

(3) All billboards and off-premise advertising signs shall be identified on the structure with the name of the owner of such sign.

C. Wall signs.

(1) "Wall sign" shall mean a sign placed permanently attached to a surface of the building.

(2) The bottom edge of any wall sign shall be at a height of not less than 10 feet above the sidewalk or ground. No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or tops of the wall to which it is attached.

(3) The exterior face of any wall sign shall not protrude more than 12 inches from the wall to which it is attached.

(4) The cumulative size of all wall signs upon any parcel or contiguous parcels of land owned by one entity shall be limited to no more than 60 square feet.

(5) The maximum height of the top of all wall signs is 30 feet.

(6) Wall signs shall not extend above the parapet or bottom of the roof line of any building.

(7) All wall signs shall be securely built and constructed and erected on a wall by noncorrosive metal anchors, bolts, or expansion screws at least 1/2 inch in diameter and sunk into the wall at least five inches. In no case shall any wall sign be secured with wire, strips of wood or nails.

D. Roof signs.

(1) Roof signs shall not be permitted.

E. Ground and pole signs.

(1) "Ground sign" and "monument sign" shall mean a sign placed on the ground with that portion of the sign structure which provides support planted firmly into the ground or attached to a base planted firmly into the ground and not attached to any building. "Pole sign" shall mean any sign attached to a pole or poles, which pole or poles are firmly planted into the ground, causing the suspension of said sign off the ground.

(2) Height Requirements.

(a) The uppermost edge of any ground sign shall not exceed six feet (6') in height, or four feet (4') in height for a corner lot.

(b) The uppermost edge of any pole sign shall not be higher than 24 feet from ground level and the minimum height of the bottom edge shall be 10 feet above ground level.

- (c) All ground or pole signs shall be securely built and constructed and erected on the ground with poles or posts sunk at least three feet below the surface of the surrounding ground and grouted with concrete for its full depth, or by some other method which provides equivalent support as approved by the Zoning Officer.
- (3) Ground and Pole signs shall conform to all minimum setback requirements.
- (4) Ground signs may be part of required screening or barrier.
- (5) The square foot area of ground or pole signs shall be limited to one square foot of sign area for every one linear foot of property frontage on a public right-of-way; but no ground or pole sign shall be permitted to exceed a cumulative area of 225 square feet for any parcel or contiguous parcel of ground owned by one entity.
- (6) The cumulative square footage of ground or pole sign area permitted above may be divided between a maximum of two ground signs, or two pole signs or one ground and one pole sign. The distance in linear feet separating the two signs being a minimum distance equal to the square foot area of the larger sign.
- (7) Properties whose frontage exceeds 225 linear feet may add one square foot of sign area to the two-hundred-twenty-five-square-foot maximum hereinabove described in Subsection **E (5)** for every 10 feet or fraction thereof, which is in excess of 225 linear feet of frontage.
- (8) Subsection **E (5)**, **(6)** and **(7)** may be applied to each street frontage of a particular property, i.e., double- or triple-frontage properties.

F. Projecting signs and hanging signs.

- (1) "Projecting sign" shall mean a sign attached to a building and extending away or hanging from the surface or portion of the building to which it is attached at an angle of 90°.
- (2) "Hanging sign" shall mean a sign attached by rope, cable, or chain or other flexible means of support to a bracket or other type of support anchored to the building to which it is attached such that the hanging sign shall extend parallel to the building face and shall have the ability to swing freely from its anchor. A hanging sign shall include a banner made of plastic or other similar material.
- (3) Projecting and hanging signs shall be attached to a building, the bottom edge of which will not be less than 10 feet above ground level or a pedestrian cartway. A plastic banner shall not be required to adhere to this provision.
- (4) In the case of illuminated projecting and hanging signs with integral illumination and/or electrical fixtures, the minimum height of the bottom edge shall be 10 feet above ground level.

(5) Projecting and hanging signs shall not protrude more than six feet beyond the building face; providing, however, that no part thereof shall overhang any portion of a sidewalk within 18 inches of the outer curb line.

(6) Projecting and hanging signs shall be limited to a cumulative maximum area of 30 square feet for all such signs attached to any building on any parcel, or contiguous parcels of land owned by the same entity.

(7) All projecting and hanging signs shall be securely built and constructed and shall be attached to masonry walls with noncorrosive expansion bolts of the proper size, the bolts to be extended through the wall with a proper size metal washer or plate on the inside of the wall.

H. Awnings, Marquees and Canopies.

(1) "Marquee signs" shall mean signs placed on the edge of any hood or permanent construction projecting from the wall of a building above an entrance to the building, and not having supports to the ground or sidewalks.

(2) "Awning or canopy signs" shall mean any structure made of cloth, fiberglass, metal or any other substance, attached to a frame secured to a building and containing lettering or other advertising material; or any structure made of cloth, fiberglass, metal or any other substance attached to a metal frame secured to a building, and carried by supports extending to the ground or sidewalk, and containing lettering or other advertising materials.

(3) Advertising on awnings and canopies shall be limited to the name of the owner and the business, industry, or pursuit conducted therein, painted or otherwise permanently placed in a space not exceeding 12 inches in height on the front and side portions thereof only.

(4) No illuminated sign shall be permitted in awnings or canopies.

(5) Signs shall be attached to the front and sides of marquees and shall not project beyond the edges of the marquee, nor extend more than 10 inches horizontally from the surface of the marquee.

I. Portable, Sandwich Board or A-frame Signs that comply with the requirements in this sub-section shall not be included in the determination of the area of signs allowed on a property and shall not require a permit.

(1) Number: One (1) portable, sandwich board or a-frame signs is permitted per establishment entrance. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.

(2) Each sign shall have a maximum area of seven (7) sq. ft. per sign face and a maximum height of three and one-half (3.5) feet.

(3) The use and display of portable, sandwich board or a-frame signs shall be permitted only during business hours.

(4) Sign Placement.

a. If a sign is located on a public or private sidewalk, a minimum of 48 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

b. The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.

c. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.

J. Window signs: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs. Temporary Window signs shall not require a permit.

§ 166-43 Memorial/Historic Signs

Memorial plaques, commemorative cornerstones, name plates and historical markers shall mean a sign bearing only the name of the owner, the name or use of the structure and its occupants, the date of erection of the structure or reading matter commemorating a person, event or significance of the location shall be allowed in all districts, subject to the following standards:

A. Memorial/Historic freestanding signs or wall signs shall not exceed six square feet.

The edges of wall plaques extending no more than 1 1/2 inches from the walls to which it is attached shall be rounded, tapered, or treated in any other manner satisfactory to the Zoning Officer that will render them harmless to pedestrians.

B. There shall be no minimum height above ground level for wall plaques.

C. Such signs shall be limited to one (1) along each street frontage.

D. Memorial/Historic signs shall not require a permit.

§ 166-44 Off-Site and On-Site Informational and Directional Signs.

A. "Off-site and On-site informational or directional signs" shall mean a pole sign which directs vehicular and pedestrian traffic to a business, commodity, service, or entertainment conducted, sold or offered elsewhere than on the premises where the sign is displayed.

(1) Area. Informational or directional signs on public property shall not exceed an aggregate gross surface area of three square feet (18 inches by 24 inches) per sign

(2) Height. Informational or directional signs shall not project higher than six feet, as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

(3) Illumination. No informational or directional sign shall be illuminated in any manner.

(4) Off-site directional signs may be located on private property with the written consent of the property owner and shall not be placed in a manner obstructing the view of vehicular traffic on the public right-of-way, or from abutting private properties.

(5) Off-site directional signs may be located within the public right-of-way, at or near the intersections of public streets. Permission to locate any off-street directional sign within the public-right-of-way shall be only by the concurrence of the Latrobe City Council. The location of such signs within the public right-of-way must also be by concurrence of Latrobe City Council or its designee.

(6) Directional or information signs in the nature of public service signs, such as those advertising the availability of restrooms, telephone or similar public conveniences, and signs advertising meeting times and places of nonprofit service or charitable clubs or organizations, approved by City Council, may be erected or maintained within the public right-of-way, provided that such signs do not advertise any commercial or industrial establishment activity or organization. Such signs shall not exceed 18 inches by 24 inches in area. Any variance from this section shall be submitted to and determined by City Council.

(7) Off-site directional signs shall be limited to a standard design as hereinafter approved by Latrobe City Council, the dimensions of which shall be no greater than 18 inches in length and 24 inches in height.

(8) Informational or directional signs shall be prohibited within three feet of the edge of the paved surface of any road or street within the City of Latrobe.

(9) Informational or directional signs shall be prohibited along any road or street within the City of Latrobe where it would obstruct the clear sight distance of traffic, and no informational or directional sign shall be placed in such a position

that it will cause danger to traffic on a street by obstructing the view (i.e., at an intersection, driveway exit, etc.).

(10) No informational or directional sign or sticker shall be posted, nailed, wired, attached or affixed to any public property, including, but not limited to, traffic signs, structures or devices, traffic control boxes, guardrails, telephone poles, utility posts or City of Latrobe street signs.

(11) Required consent. The City of Latrobe Council reserves the right to deny a request to post any informational or directional sign on public property and to require the removal of any informational or directional sign at any time whatsoever whenever such informational or directional sign poses a threat to the public's safety, health and welfare.

(12) Removal as a public nuisance. Every prohibited informational or directional sign is declared to be a public nuisance, and the person or persons having authority over the public or private property may remove the same or cause it to be removed immediately at the reasonable expense of the person placing, maintaining or erecting the informational or directional sign.

§ 166-45 Illumination and animation.

A. All illuminated signs shall comply with the adopted Electrical Code of the City of Latrobe.

B. Illuminated signs shall be non-flashing and non-glaring, and shall be illuminated in a manner to prevent glare and reflection to a public street, or adjacent properties.

C. No illuminated signs shall exceed in luminants 350 foot-lamberts. If an illuminated sign is situated on property which abuts residential premises, the maximum foot-lamberts 48 may be reduced upon order of the Zoning Officer if, after hearing before the Zoning Hearing Board, it shall be determined that the existing amount of luminants is offensive to abutting residential property owners.

D. Illuminated signs shall not be constructed or placed in such a way that the light from the sign shines into residentially zoned areas or areas that are predominately residential in use.

E. Illumination: The following illumination types shall be permitted.

(1) Internal illumination

(2) External illumination. Externally illuminated signs shall use downward aimed shielded lighting fixtures mounted on the top of the sign structure.

(3) Halo illumination or back-lit letters

(4) Neon lighting

(5) Electronic/Digital illumination

F. Electronic/Digital Signs: Electronic Sign means any sign, video display, projected image, or similar device or portions thereof with text, images, or graphics generated by solid state electronic components. Electronic signs include, but are not limited to, signs that use light emitting diodes (LED), plasma displays, fiber optics, or other technology that results in bright, high-resolution text, images, and graphics.

(1) Electronic/Digital signs shall be prohibited in residential zones. Electronic signs shall be permitted within the C-1, C-2, C-3, C-4, I-1 and I-2 districts only.

(2) Electronic signs shall be allowed subject to all regulations applicable to business identification and off-premise advertising signs and the additional standards set forth below. These provisions shall not apply to electronic signs associated with major public destination facilities.

(a) Location - Electronic signs shall not be directed towards rivers, parks, designated historic districts, or properties within a residential zoning district.

(b) No electronic sign shall be erected or maintained in such a manner as to obscure or otherwise physically interfere with an official traffic sign, signal or device, or to obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.

(c) All electronic non-advertising signs shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness as provided above. Prior to approval of any permit for to operate an electronic non-advertising sign, the applicant shall certify that the sign has been tested and complies with the motion, dwell time, brightness, and other requirements .

§ 166-46 Maintenance.

A. Any sign regulated by this chapter shall be maintained in the proper structural and surface condition by the owner or tenant.

B. If a sign no longer advertises a bona fide business or other activity conducted on the premises, it shall be taken down and removed by the property owner, tenant, or by the person having the beneficial use of the sign within 90 days of the departure of the business from the premises. After written notification from the Zoning Officer and upon failure to comply with such notice within the time specified therein, the Zoning Officer will, upon direction by the Council of the City of Latrobe, cause the removal of the subject sign, and any expense incidental to its removal will be charged to the owner of the building or structure to which the sign is attached. The City may, at its option, enter the same as a municipal lien in accordance with the laws governing municipal liens under the Commonwealth of Pennsylvania.

C. If the Zoning Officer shall find that any sign or other advertising structure regulated herein is unsafe, insecure, dilapidated, exhibits serious surface deterioration, or is a menace to the public, or has been constructed or erected or is being maintained in violation of this chapter, he/she shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within 10 days after receipt of such notice, such sign or other advertising structure may be removed or altered to comply with the Zoning Officer's findings at the expense of the permittee or owner of the property upon which it is located. The Zoning Officer shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed. The Zoning Officer may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice. In the case of illegally erected signs, the Zoning Officer may remove said sign after one calendar days' notice. Any signs erected within the limits of a public right-of-way may be removed immediately without notice by the Zoning Officer.

D. The cost of maintenance work on directional signs shall be borne by the beneficial user who had initially requested the directional sign. Notice of request to repair will be sent to the beneficial user for his review of the sign and his decision on having the sign remove or repaired.

§ 166-47 Obscene display and advertising.

It shall be unlawful to display upon any sign or other advertising any obscene, indecent, or immoral matter. Any display, decoration, sign or show window that provides the observation of any material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" from any public right-of-way or public park shall be prohibited in all zoning districts. This shall include the non-repair of illegal acts of vandalism.

§ 166-48 Obstruction of vision; avoidance of confusion.

A. Signs shall comply with Article VII, Supplemental Regulations, § 166-36, Visibility at intersections.

B. No sign or other advertising structure as regulated by this chapter shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words "Stop," "Look," "Drive-In," "Danger," or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

§ 166-49 Permit required; fees.

A. A permit shall be obtained for the erection of all signs not exempted by this code.

B. Permit fees shall be set forth on Schedule A attached to the Schedule of Fees as set forth in § 3-48 of the Administrative Code.

C. Any fee described in this § **166-49** may be increased, decreased or eliminated by the Council of the City of Latrobe.

§ 166-50 Variances.

Except as set forth otherwise in this article, the Zoning Hearing Board shall have the power to vary the provisions of this article in accordance with its power to grant variances otherwise defined under this chapter, state and federal laws.

§ 166-51 Exempt signs.

The following signs shall be exempted from these regulations:

- A.** Signs and banners erected by a governmental body or under the direction of such body.
- B.** Any public notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance.
- C.** Signs of schools, colleges, churches, hospitals or of institutions of a similar nature relating exclusively to the identify, activity and services of such institutions, provided that such signs shall not exceed 12 square feet in area and shall be limited to one such sign for each separate use.
- D.** Nameplates not exceeding 1/2 square foot in area.
- E.** Works of art that do not include a commercial message.
- F.** Holiday lights and decorations with no commercial message.

§ 166-52 Temporary signs.

The following shall be observed in all districts and unless otherwise stated below, the requirements listed shall apply to both commercial and non-commercial signs.

Temporary signs shall not require a permit.

- A.** Temporary signs advertising special events that are erected for a relatively short period of time which period shall be terminated upon the conclusion of the event including signs advertising land or premises available for purchase, development or occupancy, or signs of mechanics or artisans, community events, grand-opening events, going-out-of-business events, special promotional events or promotional need such as "Now Hiring" or "Help Wanted" and other needs of a similar, temporary nature, at that particular site shall be permitted.
- B.** Real estate signs shall not exceed 12 square feet in area and not more than two such signs shall be erected for any property held in single or separate ownership. Such signs must be removed by the person or persons erecting them upon completion of the sale or rental of the property.
- C.** Signs other than real estate signs, shall not exceed 12 square feet in area, shall be limited to one per property and shall be removed immediately upon the completion of work and the site or building on which the sign was erected shall be restored to its original condition upon removal of such signs.
- D.** Political campaign signs shall be posted no earlier than 35 days prior to the applicable election or remain longer than seven (7) calendar days after the election.
- E.** "For sale" or "for rent" shall not be placed on public property.
- F.** Auction, garage, or yard sale signs, provided that they do not exceed two square feet and are removed as soon as the event or activity has occurred, and provided that they shall not be permitted to be erected more than 14 days prior to the event and only

permitted at the site at which the event will take place and removed within seven (7) days of the conclusion of the event.

G. Special event signs announcing an event of a business or civic organization for commercial or noncommercial purposes where such sign does not exceed four square feet in area and banners no more than 60 square feet in area for a period not to exceed 14 days prior to the start of the event and removed within seven days after the conclusion of the event.

H. Banners and banner flags shall be no more than 60 square feet in area for a period not to exceed 14 days prior to the start of the event and removed within seven days after the conclusion of the event. Only one banner or banner flag shall be allowed at any time.

I. The City of Latrobe will determine and approve the size and location of each and every banner located on public property and in the right of way. The applicant for the banner shall pay an installation/removal cost to the City which shall be in an amount to be determined by the City Manager.

J. Flags:

(1) Flags and flagpoles are exempt from permit requirements.

(2) Location. Flags and flagpoles shall not be located within any right-of-way and conform to setback requirements.

(3) Height. Flagpoles shall have a maximum height of 25 ft. in residential districts and 40 ft in all other districts.

(4) Number. No more than two (2) flagpoles either free-standing or attached to a building or accessory per lot in residential districts, no more than three (3) flagpoles either free-standing or attached to a building or accessory per lot in all other districts.

(5) Flags containing commercial messages may be used as permitted freestanding or projecting and, if so used, the area of the flag shall be included in, and limited by the computation of allowable area for signs on the property.

(6) Flags hung as banners will conform to banner regulations § 166-52 H.

K. Any sign interfering with traffic visibility on any roadway will be removed by the City.

§ 166-53 Business Identification signs.

Business signs accessory to commercial or industrial uses shall be permitted provided that:

- A.** All business signs shall identify the establishment, business, organization, profession or industry and/or advertise goods, products or services sold or produced, manufactured or assembled on the premises on which the sign is located.
- B.** A permit from the Zoning Officer shall be required before a business sign of any kind may be erected, altered or enlarged.
- C.** All requests for erection, alteration or enlargement of any business sign must be accompanied by a plan, drawn to scale, showing the exact size, shape and dimensions of such sign and its proposed location or placement upon any structure or property.
- D.** The cumulative size of all wall signs upon any parcel or contiguous parcels of land owned by one entity shall be limited to no more than 60 square feet.
- E.** The square foot area of ground or pole signs shall be limited to one square foot of sign area for every one linear foot of property frontage on a public right-of-way; but no ground or pole sign shall be permitted to exceed a cumulative area of 225 square feet for any parcel or contiguous parcel of ground owned by one entity.
- F.** The cumulative square footage of ground or pole sign area permitted above may be divided between a maximum of two ground signs, or two pole signs or one ground and one pole sign. The distance in linear feet separating the two signs being a minimum distance equal to the square foot area of the larger sign.
- G.** A business sign shall not be placed so as to face an abutting residential district except when authorized as a special exception.
- H.** If a use ceases for a period of six months, signs advertising the ceased business or businesses must be removed. Such signs may be removed by the City at the expense of the owner or lessee of the property on which such sign is located.

§ 166-54 Nonconforming signs.

All nonconforming signs in existence prior to the effective date of this chapter are permitted to continue provided that no such sign shall be:

- A.** A nonconforming sign on any land, use or structure, may be continued, but the area of such sign, or signs, shall not be increased.
- B.** Changed, altered or expanded in any way which increases the sign's nonconformity except that copy may be changed on an existing sign.
- C.** Relocated, except in conformance with the requirements of this chapter.
- D.** Reestablished after it has been removed or is an abandoned sign.
- E.** Nonconforming signs, once removed physically, may be replaced only with conforming signs; every sign erected shall also comply with the requirements for the zoning district in which said sign is erected, except a dilapidated sign of nonconforming

businesses, such as neighborhood stores and services, may be replaced with a new sign of similar or smaller size.

§ 166-55 General limitations.

The following regulations shall be observed:

- A.** No sign shall be erected within, or project into, the lines of a public sidewalk or street right-of-way, except traffic signs and similar regulatory notices of a duly constituted governmental body, unless approved by City Council.
- B.** No artificial illuminating or reflecting device shall be used as a part of a sign where the intensity or color of such light or reflection thereof so created interferes with, or may be mistaken for, a traffic signal or in any other way would be a detriment to the public safety.
- C.** Floodlighting shall be arranged so that the source of light is not visible from any point off the lot and that only the sign is directly illuminated thereby.
- D.** No sign shall be erected except on the property to which it is related.
- E.** A sign or any part thereof erected on supports (freestanding) or suspended or projecting from a building shall be confined to the property to which it is related.
- F.** Billboards are prohibited in all districts except the C-4, I-1 and I-2 Districts and there shall be no more than one billboard sign per lot.
- G.** Flashing lights are expressly prohibited.
- H.** No sign shall be erected displaying information on it which states or implies that a property may be used for any purpose not permitted under the provisions of this Zoning Chapter.
- I.** Signs may not be located in the clear sight triangle.
- J.** Every permitted sign located in the fire zone must be constructed on noncombustible material and kept in good condition and repair. Any sign which is allowed to become dilapidated may be removed by the City at the expense of the owner or lessee of the property on which it is located.
- K.** Off premise advertising signs shall not be painted directly on the wall of any building.
- L.** Signs consisting of a static image projected upon a stationary object shall be prohibited.
- M.** The use of mobile signs located on a truck, trailer or any other type of motorized vehicles that is not registered and inspected shall not be permitted.
- N.** Building Wrap Signs in excess of 60 sq ft are prohibited.

§ 166-56 Sign Standards Table.

Type of Sign Permitted	Permit required	Permitted by Zone	Maximum Size of Face of Sign	Maximum Number	Maximum Height	Minimum Height
Awning, Canopy signs	Y	C Districts I Districts	Letter 12 inches high.	N/A	N/A	N/A
Banners	N	All	60 square feet	1	N/A	N/A
Billboard, Off-premise advertising signs	Y	C-4, I-1, I-2 Districts	225 square feet	1	24	
Building marker	N	All	6 square feet	1 per frontage	N/A	N/A
Bulletin board	Y	C Districts I Districts	30 square feet	1 per frontage	N/A	N/A
Flag	N	All	N/A	2 in R districts 3 in C and I districts	25 feet in R districts 40 feet in C and I districts	N/A
Ground	Y	C Districts I Districts	1 square foot of sign area per 1 linear foot of building frontage Maximum 225 square feet in combination with pole signs	2/any combination of ground and/or pole	24	N/A
Historical or Memorial sign	N	All	6 square feet	1 per frontage	N/A	N/A
Identification Signs	N	All	3 square feet	1 per frontage		
Marquee	Y	C Districts I Districts	Letter 12 inches high.	N/A	N/A	N/A
Off-site and On-site directional	Y	C Districts I Districts	18 inches by 24 inches	No more than 2 combined	N/A	N/A
Pole Sign	Y	C Districts I Districts	1 square foot of sign area per 1 linear foot of building frontage Maximum 225 square feet in combination with ground signs	2/any combination of ground and/or pole	24	N/A
Portable signs	N	R-4, C and I Districts	7 square feet	1 per business	3.5 feet	N/A
Projecting / hanging signs Suspended signs	Y	C Districts I Districts	30 square feet	N/A	N/A	Not less than 10 above ground
Real estate signs	N	All	12 square feet	No than 2 on property	N/A	N/A
Temporary signs	N	All	3 square feet	N/A	N/A	N/A
Wall signs	Y	C Districts I Districts	2 square feet of sign area per 1 linear foot of building frontage Maximum 60 square feet	N/A	30feet	Not less than 10 above ground level
Window signs	Y	C Districts I Districts	35 % of window area	N/A	N/A	N/A

Article XII Word Usage; Definitions

§ 166-88 Terms defined.

The following words and phrases shall have the meanings given in this section as follows:

ACCESS LANE

The drive within a parking lot directly abutting parking spaces and designed to provide a connection between the spaces and the public street.

ACCESSORY USE OR STRUCTURE

Use or building on the same property that is customarily found in connection with, or incidental to, the principal use or building.

ALCOHOL SALES

An establishment engaged in the sale of unopened beer or liquor to the general public.

ALLEY

A public or private street primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

ALTERATION

Any change, addition or modification in construction or occupancy of an existing structure.

AMATEUR RADIO ANTENNA

An antenna used for the transmission or reception of wireless signals by amateur radio operators. [Added 5-8-2017 by Ord. No. 2017-8]

AMENDMENT

A change in this chapter, including addition of new requirements, revision of existing requirements or deletion of obsolete requirements, necessitating public hearings and other official approvals before becoming effective.

AMUSEMENT AND RECREATION SERVICES

Any indoor activity conducted for profit which is generally related to amusement and recreation, such as motion-picture theaters, bowling alleys, roller-skating rink, and coin operated machines.

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 tower-based wireless communications facilities as defined below. [Amended 5-8-2017 by Ord. No. 2017-8]

APARTMENT

A room, or suite of rooms, intended, designed or used as a residence by a single family, in a building with its own cooking, food storage, bathing and toilet facilities and with access directly or via a common hall to the outside.

APPEAL

A plea to a higher agency or court on the part of a person who contends he/she had been aggrieved as the result of a decision of a lower board, commission or individual charged with making the decision he/she is contending.

APPLICANT

A landowner, developer, or tenant with notarized permission of the landowner, as hereinafter defined, who has filed an application for development, including his/her heirs, successors and assigns.

APPLICATION FOR DEVELOPMENT

Every application, whether preliminary, tentative or final, required to be filed and approved prior to the start of construction or development including, but not limited to, an application for a building permit, approval of a subdivision plat or plan or approval of a development plan.

APPOINTING AUTHORITY

The City Council of the City of Latrobe.

ASSEMBLING OR FABRICATING OPERATION

See "manufacturing."

AUTHORITY

A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipality Authorities Act of 1945."

AUTOMOBILE LAUNDRY OR CAR-WASHING FACILITY

A structure used for the purposes of cleaning or reconditioning the exterior and interior surfaces of automotive vehicles but not including an incidental one-way washing facility in a gasoline service station where washing facilities are purely incidental to the operation of said service station. A self-operating vehicular laundering facility not requiring attendants or employees, regardless of capacity, is also considered to be an automobile laundry.

AUTOMOBILE SERVICE STATION

Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting and body fender work are conducted.

AUTOMOTIVE SALES

The sale or rental of new or used motor vehicles or trailers.

BAKERY

An establishment where baked goods are produced on the premises. Products may be sold to customers and may be consumed by customers on-site.

BARBERSHOP

See "beauty shop"

BASEMENT

The space enclosed by the foundation or ground floor walls of a building with a minimum depth of six feet. A basement shall not be counted as a story for

purposes of height measurement unless 1/2 or more of its height is above average grade.

BEAUTY SHOP

An establishment where hairdressing, hair trimming, facials, manicures, pedicures, body waxing, tanning, or other related services are provided. Tattoo and body-piercing businesses are included in this definition.

BOARD

See "Zoning Hearing Board."

BOARDER

An individual, or individuals, other than a family member of the family occupying the dwelling unit, or part thereof, who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.

BOARDINGHOUSE/ROOMING HOUSE/TOURIST HOME/BED-AND-BREAKFAST

A private owner-occupied home that takes in paying guests and provides lodging and may provide meals.

BOOKSTORE

An establishment having any income derived from the sale of books, magazines and other periodicals. A bookstore shall not be permitted to have video viewing rooms.

BOUNDARY

A line, usually a property or street right-of-way line or the center line of a recognizable physical feature, such as a highway, stream or railroad, that demarcates the edge of a district or area.

BUILDING

Any roofed man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land, shall be considered an enclosed building if all exterior walls are solid except for fixed, closed or operable windows and doors.

BUILDING HEIGHT

See "height."

BUILDING PERMIT

Documentation attesting that a proposal for construction meets all requirements of this chapter and other applicable requirements of the City of Latrobe, Westmoreland County, and the Commonwealth of Pennsylvania relative to development and allowing such proposed construction to commence.

BULK

The volume of a structure indicating the total space enclosed by the exterior walls and roof.

BUSINESS SERVICES

Any activity conducted for gain which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and businesses.

BUSINESS SCHOOL

An establishment in which a teacher of business teaches more than one student for a fee and where more than one student may be taught in a class at one time.

CARPORT

A roofed structure open on one side or more.

CAR-WASHING FACILITY

See "automobile laundry or car washing facility."

CARE CENTER, CHILD DAY- (STATE LICENSED)

A building or structure where care, protection and supervision are provided on a regular schedule, at least twice a week to 12 or more children, with three or more adult workers in attendance, which must meet any and all federal or state rules and regulations including registration or licensing.

CARE HOME, FAMILY DAY- (STATE LICENSED)

A building or structure where care, protection and supervision are provided on a regular schedule, at least twice a week to up to six children, including the children of the adult provider and with one adult worker in attendance, which must meet any and all federal or state rules and regulations including registration or licensing.

CARE HOME, GROUP CHILD- (STATE LICENSED)

A building or structure where care, protection and supervision are provided on a regular schedule, at least twice a week to seven to 11 children, including the children of the adult provider and with at least two adult workers in attendance, which must meet any and all federal or state rules and regulations including registration or licensing.

CELLAR

See "basement."

CENTER LINE

An imaginary line running parallel to street or easement right-of-way lines and equidistant from the lines on each side of the street or easement, or a line following the center of a physical feature such as a stream or roadway.

CHARITABLE

As applied to any entity, organization, group, business use, operation or function, shall mean and connote that the use, business, operation or function is conducted not-for-profit, regardless of the nature or purpose thereof, and shall include those entities which have been designated as "charitable" entities under the provisions of the Pennsylvania Solicitation of Funds for Charitable Purposes Act,[1] the Act of August 9, 1963, P.L. 628, or under any of the provisions of the United States Internal Revenue Code, or of any laws, regulations or rules enacted thereunder.

CHILD DAY-CARE CENTER (STATE LICENSED)

See "care center, child day-."

CHURCH

See "place of religious use".

CITY

See "City of Latrobe."

CITY COUNCIL

See "Council."

CLEAR-SIGHT TRIANGLE

A triangular area of unobstructed vision on corner lots formed by a one-hundred-foot sight line along the center line of a local street, and by a line joining these two sight lines at the greatest distance from their intersections.

CLUB, PRIVATE

An establishment operated by an organization for fraternal, sororal, social, recreational or educational purposes, but open only to members and not the general public. A nonprofit association of persons who are bona fide members paying periodic dues, and which association owns, hires or leases a building or lot or a portion of either or both, the use of which is restricted to either or both, and the use of which is restricted to members and their guests. A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

CO-LOCATION

The mounting of one or more WCFs, including antennas, on an existing tower-based WCF, or on any structure that already supports at least one non-tower WCF. [Added 5-8-2017 by Ord. No. 2017-8]

COFFEE SHOP

See Restaurant.

COMMERCIAL

Engaging in a business, enterprise, activity or other undertaking for a profit.

COMMISSION

See "Planning Commission."

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 which is 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.

COMMUNITY CLUB

See "club, private."

CONDITIONAL USE

A use of a property that may be granted by the City Council after receiving recommendations of the Planning Commission based on the express standards and criteria set forth in this chapter.

CONDOMINIUM

Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

CORNER LOT

A lot abutting two or more existing and dedicated streets at their intersection.

COUNCIL

The City Council of Latrobe, Westmoreland County, Pennsylvania.

COVERAGE

The maximum area or percentage of a lot which may be occupied by structures.

DANCING OR MUSIC SCHOOL

An establishment in which a teacher of music or dancing teaches more than one student for a fee and where more than one student may be taught in a class at one time.

DECISION

Final adjudication of the Zoning Hearing Board and City Council. All decisions shall be appealable to the Court of Common Pleas of the county and judicial district wherein the municipality lies.

DECK

An open area usually attached to, or part of, and with direct access to, a building, where said open area is elevated above ground level and is not covered by a permanent roof.

DELIVERY CENTER

See "warehouse."

DENTAL OFFICE

See "medical offices."

DEPARTMENT

Pennsylvania Department of Transportation.

DEPENDENT CHILD

Any individual under 18 years of age in need of supervision and/or special services.

DETERMINATION

Final action by the Zoning Officer, except for the following: the governing body; the Zoning Hearing Board; or the planning agency, only if, and to the extent that, the planning agency is charged with final decision on preliminary or final plans under Chapter 154, Subdivision and Land Development, or planned residential development provisions. Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

DEVELOPER

Any landowner, agent of such landowner or tenant with written, notarized permission of such landowner, who makes or causes to be made, a subdivision of land or a land development.

DEVELOPMENT

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use, or extension of the use, of land.

DEVELOPMENT PLAN

The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings 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" when used in this chapter shall mean the written and graphic materials referred to in this definition.

DISTRIBUTED ANTENNA SYSTEMS (DAS)

A network of spatially separated antenna sites connected to a common source that provides wireless service within a geographic area or structure. [Added 5-8-2017 by Ord. No. 2017-8]

DISTRIBUTION CENTER

See "warehouse."

DOMESTIC ANIMALS

Animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds and rodents.

DRESS-MAKING SHOP

See "tailoring shop."

DRIVE-IN COMMERCIAL USES

Any retail commercial use providing considerable off-street parking and catering primarily to vehicular trade such as drive-in restaurants, drive-in theaters and similar uses.

DRIVEWAY

A privately owned and maintained vehicular accessway within a property.

DRUGSTORE

An establishment where prescription medicines and drugs are compounded and/or dispensed and where a variety of over-the-counter medications, cosmetics, and other miscellaneous merchandise may be sold.

DRY-CLEANING

Any establishment that is primarily engaged in dry cleaning and laundry services, including pressing, repair, cleaning, and dyeing, other than personal services directly to a consumer.

DWELLING

A building, or structure, or manufactured home, designed or used exclusively for residential occupancy, including single-family dwellings, duplexes and multifamily dwellings, but not including hotels or lodging and boarding homes.

DWELLING DENSITY

The maximum number of dwelling units permitted per acre or per lot.

DWELLING, MULTIFAMILY

A building, which is the only principal building on the lot, containing two or more dwelling units.

DWELLING, SINGLE-FAMILY

A residential building containing not more than one dwelling unit.

DWELLING, SINGLE-FAMILY, ATTACHED (ROW AND TOWNHOUSES)

One of two or more dwelling units separated by a common party wall and which have ground floor access to the outside.

DWELLING, SINGLE-FAMILY, DETACHED

A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

DWELLING, TWO-FAMILY

A structure designed for two dwelling units, whether side-by-side or one above the other, with each unit having means of egress directly to the outside, at grade, or via an exterior stairs to grade.

DWELLING UNIT

A group of connected rooms, whether in a separate structure, a duplex, townhouse or apartment building, including, in each unit, bathing, toilet and cooking and food storage facilities for the exclusive use of one family or not more than three unrelated individuals.

EFFECTIVE DATE

The date on which this chapter is duly adopted by the City or as specified in an ordinance adopting the same.

EMERGENCY

A condition that: [Added 5-8-2017 by Ord. No. 2017-8] Constitutes a clear and immediate danger to the health, welfare, or safety of the public; or Has caused or is likely to cause facilities in the rights-of-way to be unusable and result in loss of the services provided.

FAMILY

One or more persons living together as a single housekeeping unit. The number of occupants in any dwelling unit shall be subject to the provisions of federal, state or local laws, codes or regulations regulating the amount of square feet per occupant for health, safety and sanitation reasons.

FAMILY DAY CARE HOME (STATE LICENSED)

See "care home, family day-." FCC Federal Communications Commission. [Added 5-8-2017 by Ord. No. 2017-8]

FENCE

A man-made barrier constructed of materials other than natural vegetative growth and erected for the purpose of protection, confinement, enclosure or privacy.

FLAG

A piece of cloth, varying in size, shape, color and design, usually attached at one edge to a staff or cord, and used as the symbol of a nation, state or organization.

FLOOR AREA

The sum of the gross area of all floors of a building measured from the face of interior walls.

FLOOR AREA, GROSS (GFA)

When prescribed as the basis of measurement for off-street parking space and loading berths for any use, floor area shall mean the sum of the gross areas of the floors of buildings, or portions thereof, devoted to such use, including

accessory storage areas located within selling or working space, such as counters, racks or closets; and any basement floor area devoted to retailing activities, to the production or processing of goods or to business or professional offices.

FOOD PROCESSING/SALES

The retail sales of foodstuffs and associated merchandise packaged for consumption, after preparation, off the premises where sold and not including any restaurant or take-out establishment.

FRONT YARD

The area of any property between the front lot line and front setback line

FRONT YARD LINE

A front yard line bounds the front yard and is parallel to the front line.

FUNERAL HOME

An establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.

GASOLINE STATION

See "automobile service station."

GOVERNING BODY

The City Council of the City of Latrobe.

GRADE

The average elevation of the finished ground adjoining the building on all sides as referenced to the center-line grade of streets abutting the lot.

GRADING

The process of changing the natural surface of the land in order to carry out a development plan.

GROSS ACREAGE

The total acreage of a tract for which an application is filed or approved.

GROUP CHILD CARE HOME (STATE LICENSED)

See "care home, group child-."

GROUP HOME (STATE LICENSED)

A group home is a state-licensed facility intended for occupancy by elderly persons and/or persons with disabilities. The group home consists of residents' bedrooms, which can be shared by no more than two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents. No more than 12 persons may reside in a group home. This includes assisted and unassisted residents, and any live-in aides.

HARDWARE SALES.

An establishment where hardware such as tools, appliances, and related supplies are sold.

HEIGHT

The vertical distance along the wall of a building measured between the average of the highest and lowest elevation at ground level on the front or rear facade,

whichever has the lower ground elevations, and the top of the parapet on a flat roof building or halfway between the eaves and highest ridgeline on a sloped roof building except that chimneys, stacks, steeples, roof-mounted air-handling equipment, and similar projections of the building, not intended for human occupancy, shall not be considered in measuring height.

HEIGHT OF A TOWER-BASED WCF

The vertical distance measured from the ground level, including any base pad, to the highest point on a tower-based WCF, including antennas mounted on the tower and any other appurtenances. [Added 5-8-2017 by Ord. No. 2017-8]
HEIGHT OF BUILDING See "height."

HEIGHT OF SIGN

The vertical distance measured from ground level to the highest point on the sign, or its supporting structure.

HIGHWAY ACCESS POINT

The intersection of an accessway or driveway from a lot or parcel of ground, with a public street or right-of-way.

HOSPITAL

An institution licensed in the Commonwealth of Pennsylvania as a general hospital, which renders inpatient, outpatient, and emergency medical care on a twenty-four-hour-per-day basis, and provides primary health services and medical/surgical care to persons with physical or mental conditions requiring definitive diagnosis or treatment, or both.

HOTEL

A commercial lodging establishment that offers units for sleeping purposes to transient guests and which provides twenty-four-hour service for receiving and assisting guests.

INTERMEDIATE CARE FACILITY

See "personal care boarding home (licensed)."

JOINT OCCUPANCY USE

Two or more distinct and different uses, performed by one or more occupants, occurring at the same time in the same structure.

JUNKYARD

Any portion of any lot, whether inside or outside a building, for storage, keeping, or abandonment of automobiles or other vehicles, machinery or parts thereof and any worn, cast-off or discarded article or material which is ready for destruction, or which had been collected or stored for sale, resale, salvage or conversion to some other use.

KENNEL, COMMERCIAL

The boarding, training, grooming or showing of more than four domestic animals shall be limited to dogs, cats and such other species as may be considered pets in a residential setting.

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 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 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. A subdivision of land. Development in accordance with the Pennsylvania Municipalities Planning Code (Act 247, as amended by Act 170 of 1988).[2]

LAUNDROMAT

Any establishment that provides washing machines and dryers for on-site usage by customers and/or personal dry-cleaning services in which customers may deliver and pick up dry cleaning.

LAUNDRIES

Any establishment that provides washing and/or dry cleaning services for industrial or commercial customers, such as bars, restaurants, janitorial services, etc.

LEGISLATIVE BODY

City Council of the City of Latrobe.

LIQUOR STORE

See "Alcohol Sales."

LOADING AREA

An area of property on which activities are of such a nature as to require continuous receiving and/or shipping of goods, such area to be used exclusively for loading and not to interfere with other vehicular or pedestrian circulation on the property.

LOT

A designated lot of record, 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.

LOT, CORNER

A lot abutting on and at the intersection of two or more streets.

LOT COVERAGE

The maximum area which may be occupied by principal and accessory structures.

LOT, FLAG

A lot with access provided to the bulk of the lot by means of a narrow corridor.

LOT, INTERIOR

A lot other than a corner lot or flag lot.

LOT LINE, FRONT

That boundary of a lot which is along an existing or dedicated street or right-of-way; on a corner lot, the front lot line shall be upon an existing or dedicated street where the primary access to the principal structure is located.

LOT LINE, REAR

The line generally parallel to the front lot line, which defines the rear of the lot. A lot bounded by only three lot lines will not have a rear lot line. See Article III, § 166-15, exception related to corner lots.

LOT LINE, SIDE

Any lot line which is not a front lot line or a rear lot line. See Article III, § 166-15, for exception related to corner lots.

LOT OF RECORD

A lot which has been duly recorded in the office of the Recorder of Deeds of Westmoreland County, either individually or as part of a subdivision.

LOT WIDTH

The horizontal distance between side lot lines measured along the front lot line, unless otherwise specified, or in exceptional cases, the average lot width for the entire depth of the property.

MAJOR HOME OCCUPATION

Any nonresidential use conducted for gain or support within a dwelling as provided for in § 166-32, and carried on by occupants thereof, which use is clearly incidental and secondary to the use of the dwelling as a dwelling unit and does not change the residential character thereof.

MANUFACTURING

Operations involving the manufacture of products or parts, predominantly using previously prepared material, including processing, fabrication, assembly, treatments, and packaging of such products, and incidental storage, sales and distribution of such products.

MEDICAL MARIJUANA

Marijuana for certified medical use as set forth in the Medical Marijuana Act, Act No. 16 of 2016, as amended.[3] [Added 6-12-2017 by Ord. No. 2017-9]

MEDICAL MARIJUANA DISPENSARY

A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Department of Health of the Commonwealth to dispense medical marijuana. [Added 6-12-2017 by Ord. No. 2017-9]

MEDICAL MARIJUANA GROWER/PROCESSOR

A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Department of Health of the Commonwealth to grow and process medical marijuana. [Added 6-12-2017 by Ord. No. 2017-9]

MEDICAL MARIJUANA ORGANIZATION

A medical marijuana dispensary or medical marijuana grower/processor. [Added 6-12-2017 by Ord. No. 2017-9]

MEDICAL MARIJUANA PERMIT

A permit issued by the Department of Health of the Commonwealth authorizing a medical marijuana organization to conduct activities under the Medical Marijuana Act, Act No. 16 of 2016. [4] [Added 6-12-2017 by Ord. No. 2017-9]

MEDICAL OFFICE

An establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.

MEMBERSHIP ASSOCIATION

An area of land or building routinely used by a recreational, civic, social, fraternal, religious, political or labor union association of persons for meetings and routine socializing and recreation that are limited to members and their occasional guests, and persons specifically invited to special celebrations, but which is not routinely open to members of the general public and which is not primarily operated as a for-profit business.

MANUFACTURED 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. A parcel of land in a manufactured home park improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single manufactured home.

MANUFACTURED HOME PARK

A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured home lots for the placement thereon of manufactured homes.

INDUSTRIALIZED HOME

A factory-built home, other than a manufactured home, which meets all of the following requirements: Is designed only for erection or installation on a site-built permanent foundation; Is not designed to be moved once so erected or installed; Is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or To the manufacturer's knowledge, is not intended to be used other than on a site-built permanent foundation.

MONOPOLE

A WCF or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications antennas and connecting appurtenances. [Added 5-8-2017 by Ord. No. 2017-8]

MORTUARY

See "funeral home."

MOTEL

A group of attached or detached buildings containing individual sleeping units where the units may open individually and directly to the outside and where a garage is attached to or a parking space is conveniently located to each unit, all

for the temporary use by automobile tourists or transients, and such word shall include tourist courts, motor courts and motor lodges.

MUNICIPAL ENGINEER

A professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission.

MUNICIPAL 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 system, collection, communication, supply or disposal systems, sanitation services and their essential buildings.

MUNICIPAL SERVICES FACILITIES

Any activities of the City government, volunteer fire departments, sewage disposal and water supply systems or local electric and telephone lines.

MUNICIPALITY

The City of Latrobe.

NON-TOWER WIRELESS COMMUNICATIONS FACILITY (NON-TOWER WCF)

All non-tower wireless communications facilities, including, but not limited to, antennas and related equipment. Non-tower WCFs shall not include support structures for antennas or any related equipment that is mounted to the ground or at ground level. [Added 5-8-2017 by Ord. No. 2017-8]

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. The business may not employ anyone other than family members residing in the dwelling. The activity 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 a residential use.

NONCONFORMING LOT

A lot, the area or dimension of which was allowed prior to the adoption or amendment of this Zoning Chapter, which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

NONCONFORMING SIGN

Any lawful sign prior to the passage of this chapter which does not conform to the applicable sign regulations of the zone in which it is located, either on the effective date of this chapter or as a result of subsequent amendments thereto.

NONCONFORMING STRUCTURE

A structure, or part of a structure, manifestly not designed to comply with the applicable use or extent of use provisions in the Zoning Chapter 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.

NONCONFORMING USE

The use, whether of land or of structure, which does not comply with the applicable use provision in the Zoning Chapter or amendment, heretofore or hereafter enacted, where such use was lawfully in existence prior to the application of such ordinance or amendment, to its location by reason of annexation.

NURSERY SCHOOL

An establishment that offers private educational services to children who are under the minimum required age for education in public schools.

OFF-STREET PARKING

An area, entirely sized as specified by the regulations in this chapter, wholly outside any public right-of-way but with direct access via a driveway or access aisle to a public street.

OFFICE BUILDING

A building designed or primarily used for office purposes, no part of which is used for manufacturing, or a dwelling other than living quarters for a watchman or custodian.

OUTDOOR RECREATIONAL USE

An establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course and other types of recreation and entertainment not otherwise defined.

PARAPET

A low wall projecting above the roof of a flat-roofed building usually as an extension of the side walls.

PARKING

See "parking space or off-street parking."

PARKING GARAGE

A parking area located in a multilevel structure which is the principal use on the lot and which may be operated by either a public agency or private entity, whether for profit or not, and which is available for use by the general public, usually for a fee.

PARKING LOT

A parking area on the surface of the ground that is the principal use on the lot that may be owned and/or operated by either a public agency or private entity, whether for profit or not, and that is available for use by the general public for the transient storage of automobiles or motor-driven vehicles. Such parking services may be provided as a free service or for a fee.

PET SHOP

An establishment engaging in the sale of live animals. Stores that sell only pet accessories should be considered as a "retail store."

PARKING SPACE

An off-street space having an area of not less than 180 square feet, whether outside or inside a structure, used exclusively as a parking, turning and access stall for one vehicle.

PATIO

A paved, at-grade structure directly adjacent to a principal building without a permanent covering or permanent sidewalls.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE

The state law, adopted July 31, 1968, as Act 247, and later amended by Act 170 of 1988, regulating municipal land use control in Pennsylvania.

PERFORMANCE STANDARDS

Minimum requirements designed to minimize the impact of potentially blighting conditions (i.e., noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, glare, heat, etc.) upon adjacent properties in particular, and the environment in general.

PERMITTED USES

Any activity which is expressly allowed to occur on a property because of the property's location in a particular zoning district.

PERSON

An individual, firm, partnership, corporation, company, association, joint-stock association or governmental entity; includes a trustee, a receiver, an assignee or a similar representative of any of the above.

PERSONAL AND PROFESSIONAL SERVICES

Services provided on the premises, in an office or in facilities regulated by the state, and including retail sales or products to be used off the premises as only an incidental part of the business.

PERSONAL CARE BOARDING HOME (LICENSED)

An institutional care facility licensed by the appropriate county, commonwealth or federal agency, in which seven or more persons with physical or mental disabilities, including persons recovering from drug or alcohol addictions, reside while receiving therapy or counseling for their disability prior to moving into more permanent living arrangements in family dwellings, or nursing, convalescent or similar health care facilities.

PHASE

One or more sections on which an applicant proposes to commence development at the same time, as part of a timetable for development of a planned residential development over a period of years.

PLACE OF RELIGIOUS USE

Any establishment operated by a religious organization for religious worship, religious training, and related religious services.

PLANNED RESIDENTIAL DEVELOPMENT

An area of land, controlled by a landowner or a group of landowners acting jointly and involving a related group of uses planned, developed and regulated as an entity. Such developments are compactly arranged in individual and/or

multifamily dwelling units grouped in or around common open spaces, together with public and semipublic uses and noncommercial recreation facilities, provided they are functionally integrated so that the character of the development conforms to the purpose and intent of the chapter.

PLANNING AGENCY

A planning commission, planning department or planning committee of the governing body.

PLANNING COMMISSION

The Planning Commission of the City of Latrobe.

PLANT CULTIVATION

The cultivation of crops, fruit trees, nursery stock, truck garden products and similar plant materials.

PORCH

An attachment to a building covered by a permanent roof, but without permanent side walls.

PRINCIPAL STRUCTURE

The structure containing the principal use or uses, whether conforming to the requirements of this chapter or not, and thus making all other structures and uses on the property accessory.

PRINCIPAL USE

A single primary or predominant use to which property may be devoted and to which all other uses on the property are accessory.

PRIVATE

Any procedure or establishment limited to members of an organization or other persons specifically invited or permitted where no advertisement or inducement has been made to the general public.

PRIVATE CLUB

See "club, private."

PRIVATE GARAGE

A structure which is an accessory use and used only for the storage of the property owner's vehicles (for personal use) and the storage of other normal and customary personal property incidental to residential use.

PROPERTY

A tract of contiguous land surface, including the structures thereon, all sections of which are in the same ownership, surrounded by a boundary that closes on itself.

PROPERTY LINE

All or part of the boundary describing the limits of a property.

PUBLIC

Of, or pertaining to, buildings, structures, uses or activities belonging to, or affecting, any duly authorized governmental body, which is available for common or general uses by all persons, excluding public works facilities.

PUBLIC GROUNDS

Includes: Parks, playgrounds, trails, paths, other recreational areas and other public areas; Sites for schools, sewage treatment, refuse disposal and other

publicly owned or operated facilities; and Publicly owned or operated scenic or historic sites.

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 chapter.

PUBLIC MEETING

A forum held pursuant to notice under the Act of July 3, 1986, (P.L. 388, No. 84) known as the "Sunshine Act."

PUBLIC NOTICE

A notice published once each week for two successive weeks in a newspaper of general circulation in the City of Latrobe. 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, or less than seven days, from the date of the hearing.

PUBLIC UTILITY

A service distributing water, gas, electricity, telephone service, cable television service or collecting sewage by means of a network of overhead or underground lines.

RELATED EQUIPMENT

Any piece of equipment related to, incidental to, or necessary for the operation of a tower-based WCF or non-tower WCF. By way of illustration, not limitation, related equipment includes generators and base stations. [Added 5-8-2017 by Ord. No. 2017-8]

RAILROAD YARD

See "terminal facility."

REPORT

Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant, other than a solicitor, to any other body, board, officer or consultant, for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at the cost of reproduction.

RESTAURANT

An establishment that sells ready-to-consume food or drink and that routinely involves the consumption of at least a portion of such food on the premises. A restaurant may also specialize in take-out service. A restaurant may also be a delicatessen where food is already prepared or requires minimum preparation and is predominantly take-out food. A restaurant may include the accessory sale of alcoholic beverages and/or operate as a BYOB restaurant.

SCHOOL (PUBLIC OR PAROCHIAL)

A site for instructional purposes on an elementary or secondary level, with a curriculum that complies with state regulations.

SETBACK

A distance prescribed for each zoning district established by this chapter measured from any property line to a parallel line within the property, describing the limit of construction on the property and defining the required front, side and rear yards. The "limit of construction" shall be defined as including any projections of the structure, including sun parlors, foyers, bay windows, porches, decks, projecting eaves, dormers, gutters, covered stairs and ramps and any other solid projections and solid entrances.

SIGN (BILLBOARD)

A structure that is arranged, intended, designed or used as an advertisement, announcement or direction, or which is posted, painted or placed in some fashion near a building, structure or any surface for such a purpose. The area of the sign shall include the support material from the bottom of the sign, to and beyond the top of the sign.

STEALTH TECHNOLOGY

Camouflaging methods applied to wireless communications towers, antennas and other 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 antennas, building-mounted antennas painted to match the existing structure, and facilities constructed to resemble trees, shrubs, and light poles. [Added 5-8-2017 by Ord. No. 2017-8]

STREET

Includes 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.

STRUCTURE

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

SUBDIVISION

The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBSTANTIALLY COMPLETE

When referring to subdivision and land development, in the judgment of the municipal engineer, at least 90% (based on the cost of the required

improvements for which financial security was posted pursuant to the Pennsylvania Municipalities Planning Code) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

SUBSTANTIALLY CHANGE or SUBSTANTIAL CHANGE

A modification to an existing wireless communications facility substantially changes the physical dimensions of a tower or base station if it meets any of the following criteria: [Added 5-8-2017 by Ord. No. 2017-8] For tower-based WCFs outside the public rights-of-way, it increases the height of the facility by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna, not to exceed 20 feet, whichever is greater; for tower-based WCFs in the rights-of-way, it increases the height of the facility by more than 10% or 10 feet, whichever is greater; For tower-based WCFs outside the public rights-of-way, it protrudes from the edge of the WCF by more than 20 feet, or more than the width of the tower-based structures at the level of the appurtenance, whichever is greater; for those tower-based WCFs in the public rights-of-way, it protrudes from the edge of the structure by more than six feet; It involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; It entails any excavation of deployment outside the current site of the tower-based WCF; or It does not comply with conditions associated with prior approval of construction or modification of the tower-based WCF unless the noncompliance is due to an increase in height, increase in width, or addition of cabinets.

TAILORING SHOP

An establishment involved in the making or altering of garments such as suits, jackets, and dresses, typically to fit a particular person.

TAVERN

An establishment that sells alcoholic beverages for consumption on the premises as the principal use and that may offer food for consumption on the premises as an accessory use and which is licensed by the Pennsylvania Liquor Control Board.

TERMINAL FACILITIES

A facility designed for the moving and storage of goods, including railroad, freight, and trucking terminals and railroad repair shops.

TESTING OR RESEARCHING LABORATORY

An establishment engaged in conducting basic, applied, industrial or scientific research, other than medical testing, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding production of products used primarily or customarily for sale or for use in non-prototype production operations. The term also includes medical laboratories where prosthetic devices or medical testing takes place

exclusively on the written work order of a licensed member of the dental or medical profession

TOWER

A structure that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications. This definition shall not include tower-based wireless communications facilities. [Amended 5-8-2017 by Ord. No. 2017-8]

TOWER-BASED WIRELESS COMMUNICATIONS FACILITY (TOWER-BASED WCF)

Any structure that is used for the purpose of supporting one or more antennas, including but not limited to, self-supporting lattice towers, guy towers and monopoles, utility poles and light poles. DAS hub facilities are considered to be tower-based WCFs. [Added 5-8-2017 by Ord. No. 2017-8]

VARIANCE

A grant of permission by the Zoning Hearing Board, which relaxes applicable provisions of the Zoning Ordinance, where literal enforcement would create an unusual and unnecessary hardship, depriving the recipient of reasonable use of the property, but specifying what modifications to strict conformance are permitted.

VETERINARIAN/ANIMAL HOSPITAL

An establishment that provides animal care and veterinary services, including the boarding of animals for medical purposes.

WAREHOUSE

An establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or retailers. This definition shall include distribution centers and delivery centers.

WATER SURVEY

An inventory of the source, quantity, yield and use of groundwater and surface water resources within the City of Latrobe.

WBCA

The Pennsylvania Wireless Broadband Collocation Act (53 P.S. § 11702.1 et seq.). [Added 5-8-2017 by Ord. No. 2017-8]

WHOLESALE ESTABLISHMENT

An establishment engaged in selling merchandise to retailers, institutional, commercial or professional business customers or other wholesalers, rather than to the general public, or acting as a broker for such merchandise sales.

WIRELESS

Transmissions through the airwaves, including, but not limited to, infrared line-of-sight, cellular, PCS, microwave, satellite, or radio signals. [Added 5-8-2017 by Ord. No. 2017-8]

WIRELESS COMMUNICATIONS FACILITY (WCF)

The antennas, 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. [Added 5-8-2017 by Ord. No. 2017-8]

WIRELESS COMMUNICATIONS FACILITY APPLICANT (WCF APPLICANT)

Any person that applies for a wireless communications facility building permit, zoning approval and/or permission to use the public right-of-way (ROW) or other City-owned land or property. [Added 5-8-2017 by Ord. No. 2017-8]

WIRELESS SUPPORT STRUCTURE

A freestanding structure, such as a tower-based wireless communications facility or any other support structure that is constructed primarily to support the placement or installation of a wireless communications facility if approved by the City. [Added 5-8-2017 by Ord. No. 2017-8]

ZONING

The division of the municipality into zones or districts where land and buildings are regulated.

ZONING HEARING BOARD

The Zoning Hearing Board for the City of Latrobe.

ZONING OFFICER

The Zoning Officer of the City of Latrobe. To the extent that the Zoning Officer may also have the duties and title of Code Officer (also known as "Code Enforcement Officer"), the presumption shall be that any duties undertaken, or any documents signed by this individual shall be valid regardless of the title so indicated and shall comply with the requirements for either officer as set forth in any ordinance of the City of Latrobe.