

§ 550-20. Schedules.

The attached schedules¹ set forth the restrictions and controls intended to regulate development in each Zoning District. These regulations are supplemented by Articles IV, V, and VI, and other sections of this chapter.

§ 550-21. Schedules I and I-A; residential and public districts. [Amended 7-30-1976 by Ord. No. 216-1976; 5-13-1980 by Ord. No. 256-1980; 5-11-1987 by Ord. No. 316-1987; 3-12-1990 by Ord. No. 345-1990; 7-13-1992 by Ord. No. 371-1992; 6-10-1996 by Ord. No. 388-1996]

Schedules I and I-A² govern development and use of land in all residential and public districts.

Schedule I^a

Regulations Governing Residential and Public Zoning Districts in the Borough of Kittanning

A. Zoning District R-1.

- (1) Principal permitted uses: one-family detached dwellings; churches and parish houses; colleges; essential services in accordance with § 550-34B; libraries; parks and playgrounds; schools, public and parochial (not including commercial or trade schools).
- (2) Accessory uses: home occupations; private garages and parking areas; rooming or boarding for remuneration, not more than two persons in a one-family detached dwelling not part of the family occupying the same.
- (3) Minimum dwelling lot size:^c 5,000 square feet.
- (4) Minimum setback and yard requirements.^c
 - (a) Front: 20.
 - (b) Side: 1 to 3; side, both: 10.
 - (c) Rear: 25.
- (5) Minimum lot frontage:^c 50.
- (6) Minimum lot depth:^c 100.
- (7) Maximum lot coverage:^c 40%.
- (8) Maximum building height:^c stories: 2.5; feet: 35.
- (9) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.

1. Editor's Note: See the sections that follow.

2. Editor's Note: Schedule I-A is included as an attachment to this chapter.

B. Zoning District R-2.

- (1) Principal permitted uses: two-family detached dwellings; one-family detached dwellings; all other uses permitted and in the manner permitted in an R-1 Zoning District.
- (2) Accessory uses: home occupations; private garages and parking areas.
- (3) Special uses: conversion of one-family dwelling to a two-family dwelling;^b attached or row house apartment; multiple-family high-rise and garden apartments;^{c, d} hospitals and sanatoriums (except for the exclusive care of epilepsy, alcoholism, tuberculosis or contagious diseases); nursing homes; social halls; community clubs, lodges and fraternal organizations (does not include uses operated for profit or the sale of alcoholic beverages); funeral homes or mortuaries; rooming houses; medical or osteopathic physician's office; dentist's office; child day-care center.
- (4) Minimum dwelling lot size.^c
 - (a) 3,000 square feet: one-family structure.
 - (b) 4,500 square feet: two-family structure.
- (5) Minimum setback and yard requirements.^c
 - (a) Front: 20.
 - (b) Side: 1 to 3; side, both: 8.
 - (c) Rear: 25.
- (6) Maximum lot frontage.^c
 - (a) 30 feet: one-family structure.
 - (b) 45 feet: two family structure.
- (7) Minimum lot depth:^c 100.
- (8) Maximum lot coverage:^c 40%.
- (9) Maximum building height:^c stories: 2.5; feet: 35.
- (10) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.

C. Zoning District R-3.

- (1) Principal permitted uses: attached or row house apartments, multiple-family, high-rise and garden apartments;^{c, d} all other uses permitted and in the manner permitted in an R-1 or R-2 Zoning District.
- (2) Accessory uses: signs as regulated in § 550-41E; other accessory uses and structures customarily appurtenant to a principal permitted use.

- (3) Special uses: professional and medical office center; business and governmental office center; limited ground story "neighborhood" commercial, but only in conjunction with the development of one or more of the above special office centers or garden and high-rise apartments.
 - (4) Minimum dwelling lot size.[°]
 - (a) 3,000 square feet: one-family structure.
 - (b) 4,500 square feet: two-family structure.
 - (5) Minimum setback and yard requirements.[°]
 - (a) Front: 20.
 - (b) Side: 1 to 3; side, both: 8.
 - (c) Rear: 25.
 - (6) Maximum lot frontage.[°]
 - (a) 30 feet: one-family structure.
 - (b) 45 feet: two family structure.
 - (7) Minimum lot depth.[°] 100.
 - (8) Maximum lot coverage.[°] 40%.
 - (9) Maximum building height.[°] stories: 2.5; feet: 35.
 - (10) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.
- D. Zoning District P-1.[°]
- (1) Principal permitted uses: municipal, county, state or federal government uses, facilities, utilities or structures; schools (public or parochial only); colleges; hospitals; other similar public uses or buildings; churches and rectories; all other uses permitted in an R-1, R-2 and R-3 Zoning District.
 - (2) Accessory uses: signs as regulated in § 550-41E; other accessory uses and structures customarily appurtenant to a principal permitted use.

NOTES:

- ^a The provisions contained in this schedule shall be supplemented by Schedule I-A and Articles IV, V, and VI hereof. (Schedule I-A is included as an attachment to this chapter; for Articles IV, V, and VI, see §§ 550-25 to 550-32; 550-33 to 550-41, and 550-42 to 550-45, respectively, of this chapter.)
- ^b There shall be a minimum of 2,250 square feet of lot area per family after conversion. Adequate ingress and egress must be provided in accordance with state and local law. All alterations must be done in accordance with required local building, plumbing, wiring, heating and electrical codes. Deficiencies in these code standards throughout the structure shall be corrected at the time of conversion. Must also conform to § 550-41A of this chapter.
- ^c The requirements for minimum lot size, setback and yards, frontage and depth and maximum lot coverage and building heights as shown in this schedule shall apply only to one- and two-family structures in the R-1, R-2 and R-3 Zoning Districts.
- ^d Similar requirements for attached or row house apartment, multiple-family, high-rise and garden apartments shall be as specified in Schedule I-A and other sections of this chapter.
- ^e See § 550-34 of this chapter.

§ 550-22. Schedule II; business districts. [Amended 7-1-1968 by Ord. No. 81-1968; 12-24-1968 by Ord. No. 90-1968; 11-14-1979 by Ord. No. 247-1979; 1-14-1985 by Ord. No. 291-1985; 5-11-1987 by Ord. No. 316-1987; 6-10-1996 by Ord. No. 388-1996]

Schedule II shall govern development and use of land in all central and neighborhood business districts.

Schedule II

Regulations Governing Central Business and Neighborhood Business Zoning Districts in the Borough of Kittanning

A. Zoning District B-1 - Neighborhood Business District.

- (1) Principal permitted uses:
 - Bakeries, retail sales only
 - Banks and other financial institutions
 - Barbershops and beauty salons
 - Cigar stands and newsstands; clothing shops
 - Drug and cosmetic stores
 - Dry-cleaning and clothes-pressing establishments
 - Dry goods and variety stores
 - Florists
 - Food stores; furniture stores; gift shops

- Hardware and paint stores
- Household appliance stores
- Laundries, hand or automatic self-service
- Locksmiths; medical and dental offices
- Music conservatory or studio
- Offices, business and professional
- Parking lots and garages, community and public
- Photographic studios and supply shops
- Repair shops, including radio, television, electrical, shoes, timepieces, lawn mower, bicycles and appliances
- Repair shops for minor repair to automobiles and motorcycles, as defined in the definition of "automobile service stations or filling stations" in § 550-62
- Restaurant; sporting goods stores
- Tailors and furriers, custom; taverns
- Other similar retail and service uses as listed above
- All other uses permitted in a P-1 District

- (2) Accessory uses: parking and loading areas as regulated in § 550-38 of this chapter; signs as regulated in § 550-41E of this chapter; any accessory use customarily appurtenant to a permitted use.
- (3) Special use: manufacture of clothing.
- (4) Minimum setback and yards.
 - (a) Front: 20.
 - (b) Side: 3.
 - (c) Rear: 25.
- (5) Maximum lot coverage: 80%.
- (6) Maximum building height: stories: 2.5; feet: 35.
- (7) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.

B. Zoning District B-2 Central Business District.

- (1) Principal permitted uses:
 - Art or antique shops and artist studios
 - Automobile parts and supply stores (not including the storage or dismantling of vehicles)

Bakeries, the major portion of the products of which are sold at retail on the premises

Banks and other financial institutions

Barbershops and beauty salons

Billiard parlors

Beverages and ice cream, retail or wholesale distribution of

Bicycle sales, rental or repair

Book and stationery stores

Blueprinting, photostating and the like

Bus, train and mass transportation terminals

Business schools and colleges operated as a commercial enterprise

Cigar stands and newsstands; catering service; clothing shops

Dance studio; department stores; dog and cat hospital

Drug and cosmetic stores

Dry cleaning and pressing of wearing apparel, using nonexplosive and nonflammable cleaning fluid

Dry goods and variety stores; florists; food stores

Funeral homes or mortuaries; furniture stores

Frozen food storage, excluding wholesale storage

Gift shops; hardware and paint stores; household appliance stores

Hotels and motels; interior decorating shops

Killing and dressing of poultry, rabbit and fish inside the building where same are retailed to consumers

Laundry or cleaning agency, hand laundry operated by customers such as laundrette or laundromat

Leather goods and luggage shops; locksmiths

Medical and dental centers or clinics

Music conservatory or studio

Office appliance and supply business

Offices, business, professional and governmental

Package liquor stores

Parking lots and garages, community and public

Pawnshops; pets, including birds: sale of

Photographic studios and supply shops

Plumbing, heating, ventilating and electrical business, not including shop welding, sheet metal work or heavy major repair or rebuilding

Printing, minor or job
 Repairs: radio, television, office machines, electrical, shoes, timepieces, household appliances
 Restaurants and nightclubs
 Secondhand goods, sales of, if conducted wholly within a completely enclosed building
 Social halls; community clubs; lodges or fraternal organizations
 Sign painting if conducted wholly within a completely enclosed building
 Sporting and athletic goods stores
 Tailors and furriers, custom; taverns
 Tire sale and repair business, if conducted wholly within a completely enclosed building
 Theater or cinema, except drive-in theater
 Upholstering of home or office furnishings
 Other similar retail and service uses as listed above
 All other uses permitted in B-1 Zoning District

- (2) Accessory uses: parking and loading areas as required in § 550-38 of this chapter; signs as regulated in § 550-41E of this chapter; any accessory use customarily appurtenant to a permitted use.
- (3) Maximum lot coverage: 80%.
- (4) Maximum building height: stories: 8; feet: 85.
- (5) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.
- (6) Special uses:
 - (a) Used automobile sales establishment.
 - (b) Publishing and printing a newspaper and allied publications.

§ 550-23. Schedule III; business and manufacturing districts. [Amended 1-14-1985 by Ord. No. 291-1985; 7-13-1992 by Ord. No. 371-1992; 6-10-1996 by Ord. No. 388-1996]

Schedule III governs development and the use of land in all general business and manufacturing districts. NOTE: The provisions contained in this schedule shall be supplemented by Articles IV, V, and VI hereof (§§ 550-25 to 550-32; 550-33 to 550-41, and 550-42 to 550-45, respectively, of this chapter.)

Schedule III

Regulations Governing General Business and Manufacturing Zoning Districts in the Borough of Kittanning

- A. Zoning District B-3 - General Business and Limited Manufacturing District.
 - (1) Principal permitted uses: all those uses permitted and in the manner permitted in a B-2 District.
 - Aluminum or metal awning, siding and art metal craft sales, cutting and assembly
 - Automobile, truck, trailer and motorcycle sales, service and repair garages or establishments
 - Automobile service stations (gasoline, oil), including major repairs
 - Building materials showrooms and sales establishments
 - Building mover and wreckers establishments
 - Car-wash establishment; carpentry and cabinetmaking shops
 - Commercial recreation centers, including bowling alleys, ice-skating rinks, etc.
 - Contractors' equipment storage
 - Drive-in establishments, including eating and drinking
 - Linen and towel laundry, supply and service establishments
 - Optical testing and grinding shops
 - Machinery rental and sales; machine shops; forge shop
 - Motor freight terminals
 - Plumbing, heating, ventilation and electrical shops
 - Printing and engraving shops
 - Research and testing centers, industrial or scientific
 - Wholesale bakeries
 - Wholesale offices and showrooms, including the storage, distribution and sale of beverages
 - Wholesale produce and meat markets
 - Manufacture of: appliances, electrical or mechanical; instruments, electronic, musical, precision or the like; machines, electrical or mechanical for home or office and the like; photographs, radios, telephones or other instruments or machines for receiving, reproducing or transmitting sound; watches, clocks, toys, novelties and rubber and metal hand stamps

Manufacturing, fabricating, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semiprecious metals or stone, previously kilned clay, rubber, shell, textiles, tobacco, yarns, wood and paint not employing a boiling process

Manufacture, fabricating, compounding, canning, packaging or treatment of such products as: bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, soft drinks, toiletries and food products, but not including the following: fish and meat products, sauerkraut, vinegar and yeast; and not including the rendering of fat

- (2) Accessory uses: parking and loading areas as regulated in § 550-38 of this chapter; signs as regulated in § 550-41E of this chapter; any accessory use customarily appurtenant to a permitted use.
- (3) Minimum setback and yards:

	B-3 General Business	Limited Manufacturing District
Front	10	50 feet from any property or street right-of-way line
Rear	15	
Side	3	

- (4) Maximum lot coverage:

	B-3 General Business	Limited Manufacturing District
	80%	65%

- (5) Maximum building height:

	B-3 General Business	Limited Manufacturing District
Stories: 4		Stories: 4
Feet: 40		Feet: 40

- (6) Garages, distance from all lot lines.
 - (a) Front: 50 feet.
 - (b) Side: 3 feet.
 - (c) Rear: 3 feet, unless on alley, then 8 feet.

- (7) Special uses:
 - (a) Small personal care homes for a maximum number of nonrelated residents.
 - (b) Group home for a maximum number of 8 nonrelated residents.

B. Zoning District M-1 - Manufacturing District.

- (1) Principal permitted uses:
- All manufacturing uses permitted in a B-3 District
 - Ammonia, bleaching powder or chlorine manufacture
 - Asphalt manufacture and refining
 - Barge and boat building; boiler works
 - Brewery; brick, tile or terra-cotta manufacture
 - Chemical manufacture
 - Concrete or cement products manufacture
 - Drop forge industry, manufacturing forgings with power hammers
 - Grain elevators
 - Iron or steel or other metal manufacture or processing, foundry or fabrication plant and casting, including galvanizing and other treatment
 - Oilcloth or linoleum manufacture
 - Ore, limestone and manganese processing; ore reduction
 - Oxygen and rare gas production through air reduction
 - Paint, oil, shellac, turpentine, lacquer, or varnish (including linseed oil) manufacture
 - Paper and pulp manufacture
 - Petroleum products manufacture and storage
 - Railroad repair shop
 - Rock, sand, slag or gravel-crushing and distribution
 - Rolling mill
 - Salt and sodium compounds processing and manufacture
 - Solid fuel such as coal, coke and wood, storage and sales
 - Structure or equipment for landing, mooring or other like purposes and the use of the same for land or water transportation
 - Tar distillation or tar products manufacture
- (2) Accessory uses: parking and loading areas as required in § 550-38 of this chapter; signs as regulated in § 550-41E of this chapter; any accessory use customarily appurtenant to a permitted use.
- (3) Minimum lot size: 20,000 square feet.
- (4) Minimum setback and yards: 20 feet from any property or street right-of-way line.
- (5) Maximum lot coverage: 65%.
- (6) Maximum building height: stories: 5; feet: 50.

§ 550-24. Schedule IV; agricultural and conservation districts. [Added 5-11-1987

by Ord. No. 316-1987]

Schedule IV governs development and use of land in all agricultural-conservation districts.

Schedule IV**Regulations Governing Agricultural-Conservation Districts in the Borough of Kittanning****A. Zoning District AC-1 - Agricultural-Conservation District.****(1) Principal permitted uses:**

Woodland, game preserve, wildlife sanctuary, or other conservation activity
 Public parks and recreation areas
 Outdoor plant nursery
 Single-family detached dwellings
 Agriculture

Accessory buildings and accessory uses customarily incidental to the above uses, when located on the same lot [Refer to Article V, § 550-38A(2), of this chapter.]

(2) Special permitted uses:

Two-family detached dwellings
 Multiple-family dwellings
 Private or semiprivate recreation areas
 Home occupations
 Cemeteries
 Public buildings
 Schools, churches, nursery schools
 Campgrounds
 Oil and gas well development

(3) Minimum single-family detached dwelling lot size: 10,000 square feet.

(4) Minimum outdoor plant nursery size: 1 acre; 1 space per acre of grass lot area.

(5) Minimum two-family detached dwelling lot size: 15,000 square feet.

(6) Minimum multiple-family dwelling lot size: 20,000 square feet.

(7) Minimum recreation area size: 1 acre.

(8) Minimum cemetery size: 1 acre.

(9) Minimum campground size: 1 acre.

(10) Maximum building height: 3 stories.

- (11) Minimum parking: Article V, § 550-38A(2). In addition, a minimum of 2 parking spaces for each campground site.
- (12) Minimum setback and yard requirements: same as R-3 District.
- (13) Minimum lot frontage: same as R-3 District.
- (14) Minimum lot depth: same as R-3 District.
- (15) Minimum lot coverage: same as R-3 District.