

**ARTICLE 1329**  
**Districts Established**

1329.01 Classification of districts.	1329.05 Unlisted uses.
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1329.03 District regulations.	
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**CROSS REFERENCES**  
Zoning Map changes - see PRELIM. Table I

**1329.01 CLASSIFICATION OF DISTRICTS.**

In order to carry out the intent of this Zoning Ordinance, the area of the City is divided into the zoning districts as stated in this Zoning Ordinance and as shown by the zoning district boundaries on the Zoning District Map included as part of this Ordinance. The four general land use classification districts and the ten specific zoning districts are:

- (a) Conservancy Districts.
  - S-1 Non-Commercialized Conservancy District (agricultural)
  - S-2 Commercialized Conservancy District (specialized use only)
- (b) Residential Districts.
  - R-1 Low Density Residential District (single-family detached dwellings)
  - R-2 Medium Density Residential District (single-family detached and two-family dwellings)
  - R-3 High Density Residential District (single-family detached and multi-family dwellings)
- (c) Business Districts.
  - C-1 Neighborhood Business District
  - C-2 Community Business District
  - C-3 General Business District
- (d) Industrial Districts.
  - M-1 Restricted Industrial District (light manufacturing)
  - M-2 General Industrial District (heavy manufacturing)
- (e) Planned Residential Development.  
Shown on Zoning Map only if and as established by public hearing and as special exception. (See also Article 1340.)

**1329.02 DISTRICT BOUNDARIES.**

Where the indicated boundaries on the Zoning District Map are or are approximately lot lines, property lines, public rights of way, streams or dimensions on the Zoning District Map, such lines, streams, public rights of way or dimensions shall be construed to be the boundaries.

Commercial zoning district boundaries shown on the Map within or at a distance of 200 feet from the lines of streets shall be deemed to follow the centerlines of the preceding. The vacation of streets or property lines shall not affect the location of such zoning district boundaries.

When the Zoning Officer cannot definitely determine the location of a zoning district boundary by lines of streets or centerlines, by the scale or dimensions stated on the Map, or by the fact that the boundary clearly coincides with a property line shown on the Map, the Zoning Officer or the Zoning Hearing Board upon appeal, shall interpret the location of the zoning district boundary with reference to the nearest property lines indicated by the Westmoreland County Tax Base Maps on file and bearing district boundaries marked by the Department or Zoning Officer, and the scale of the Zoning Map and the intentions and the purposes set forth in all relevant provisions of this Zoning Ordinance.

**1329.03 DISTRICT REGULATIONS.**

The zoning district regulations for each of the four general land use classification districts are found in Articles 1331 through 1337. Each of these articles contains the purpose of the district followed by a listing of the permitted and special exception uses, height requirements and area standards. The land and structures may be used, and structures may be erected, altered, enlarged and maintained for the listed uses only; and such use shall not be objectionable because of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter, water-carried waste, or toxic or hazardous waste of any nature.

**1329.04 PERMITTED USES; SPECIAL EXCEPTIONS.**

In each zoning district permitted uses shall be according to the common meaning of the term or according to definitions given in Article 1377. Conversely, uses not specifically listed or defined as included in these districts shall not be permitted. Special exceptions are permitted by the Zoning Hearing Board only in specific zones and according to specific procedures and conditions prescribed herein.  
(See also Section 1383.14.)

**1329.05 UNLISTED USES.**

Uses not listed in this Zoning Ordinance but equivalent or identical in nature to a listed use, may be permitted subject to interpretation and approval of the Planning Commission and Zoning Hearing Board, or may be added as permitted uses or special exceptions through the amendment procedure provided in Section 609 of Act 247 and Article 1385 of this

Ordinance. The Zoning Hearing Board shall decide all contested questions of interpretation and make findings on all relevant issues of fact.

**1329.06 AREA, HEIGHT AND USE REQUIREMENTS AND EXCEPTIONS.**

The general zoning standards, requirements and exceptions listed in Title Five shall be applied in the zoning districts specifically stated herein by the Zoning Hearing Board or Zoning Officer. Action by the Board shall be required where so stated in compliance with the requirements in Section 1383.14.