

Zoning Amendment Summary – 1/27/2025

>>Note that where new items are added, renumbering occurs to accommodate the change.

595-02B – The “District Purposes” were duplicated in each zoning district section. Removal in this part of the ordinance reduces an opportunity for conflict.

595-04 – Definitions

New definitions were added, and some existing definitions revised, to clarify intent and meaning throughout the ordinance.

New Definitions	Revised Definitions
Building Envelope	Building Height
Commercial Tenant Space	Impervious Surface
Electric Vehicle	Lot Area
Gamble/Gambling	Lot Line
Gaming	Lot Line, Front
Lot Area, Gross	Lot Line, Rear
Lot Coverage	Lot Line, Side
Lot Depth	Lot Width
Lot, Frontage	Lot, Corner
Lot of Record	Yard
Lot, Through	Front Yard
Stationary Electric Vehicle Charging Station	Rear Yard
Swimming Pool, Household or Private	Side Yard
Swimming Pool, Non-household or Public	Story

595-05

E(2) – Added to clarify the Zoning Officer’s authority on an application.

F – Added the ability to issue a Temporary Use Permit for special events or short-term uses that benefit the community.

L – Corrected a section reference changing “595-05Q” to “595-05R”.

585-09 Use Regulations

New uses created to cover existing or potential new uses, which are appropriately designated in the zoning districts.

New Uses	Revised Uses
A18 Fraternity or Sorority	B2 Amusements – removed “billiard halls”
B9 Night Club – previously permitted under B2 Amusements - provides for a definition of the use allowing use-specific regulation in the code.	B4 Private Social Club – added gaming and gambling to the use definition.
B10 Bar or Pub – previously permitted under B2 – provides for a definition of the use allowing use-specific regulation in the code.	B6 Athletic Facilities – clarified that a “public swimming pool” is regulated as this use.

B11 Entertainment and Gaming Establishment - provides for a definition of the use allowing use-specific regulation in the code.	C3 General Merchandise – simplified non-included uses under this definition.
B12 Gambling Establishment – provide a use definition for money-based gaming.	C6 Retail Specialty Establishments – revised to reduce broad scope.
C10 Electric Vehicle Charging Facility – provides a use definition for potential new use.	E5 Religious Worship Services – removed “burial places” to create this use as a separate classification.
C13 Convenience Store – Provides for a single use where overlapping use definitions are in a single location.	I7 Accessory Parking Area – modified to clarify that an accessory parking area is incidental and subordinate to the principal use.
C14 Grocery Store – Same as C12	I8 Accessory Swimming Pool – revised to clarify that only when the swimming pool is outside that it needs to be in the rear yard.
C15 Mixed-use Commercial – new use to classify mixed-use buildings that do not contain a residential use.	--
E9 Burial place or cemetery – created as a separate use from religious worship services.	--
E10 Crematorium – Provides a definition of the use.	--
I9 Accessory Hot Tub – Resolves and issue where these appliances are being regulated as swimming pools.	--
I16 Accessory Dwelling Unit - A smaller, independent residential dwelling unit located on the same lot as a principal use that includes provisions for sleeping, eating, cooking, and sanitation.	
I17 Accessory Electric Vehicle Charging – Provides for public use electric vehicle charging as a subordinate use to a principal use.	

595-09B – Revised to provide for lots to contain more than one principal building and clarifies the standards for buildings with more than one use.

595-09D(7) – Revised to allow for habitation in accessory buildings in accordance with the regulations of the chapter.

>> Note for sections 595-12 through 595-25: Permitted and Special Exception Uses have added language to direct the user to reference 595-32 supplemental standards. Additionally, modified the fence height requirements to permit 6' high fences in the side yard.

595-12 College Hill

-B(3)(j) added I9 Accessory hot tub as a permitted use.

-B(3)(m) added I17 Accessory Electric Vehicle Charging.

- 12E added or structures.
- 12F(4) add subsections (a) and (b) to provide additional language to maintain lot size patterns.
- 12F(6)(a) add new driveway width of 12' for block class A lots.
- 12F(13)(f)[1] & [2] revised to allow six-foot-high side yard fences.
- 12F(14) removed "new" to match other zoning districts, revised to allow enclosed porches when the porch is more than fifteen feet from the front property line, and added subsections (b) and (c) to regulate front porch design to match architectural styles of the neighborhood.
- 12F(15) added to restrict obstructing non-residential windows.
- 12F(16) added requirements for dumpsters and enclosures for certain new uses.

595-13 College Hill/Institutional-1 Transition

- 13B(21) added I9 to permitted uses

- 13C Special Exception Uses

Added: (12) C14 Grocery Store, (12) B15 Mixed-use commercial, (31) I17 Accessory electric vehicle charging

- 13E added or structures.
- 13F(2)(k) removed "new" to match other zoning districts, revised to allow enclosed porches when the porch is more than fifteen feet from the front property line, and added subsections [2] and [3] to regulate front porch design to match architectural styles of the neighborhood.
- 13F(4) added to restrict obstructing non-residential windows.
- 13F(5)added requirements for dumpsters and enclosures for certain new uses.
- 13F(6) [a] & [b] revised to allow six-foot-high side yard fences.

595-14 South Side

- 14B(12) added I9 Accessory hot tub to permitted uses

- 14B(14) added I16 Accessory dwelling unit

- 14B(15) added I17Accessory Electric Vehicle Charging

- 14C Special Exception Uses

Added: (5) C2 General bookstore/coffee shop, (6) C3 General merchandise, (7) C5 Eating and drinking places, (8) C14 Grocery store.

- 14E added or structures.
- 14F(5) add subsections (a) and (b) to provide additional language to maintain lot size patterns.
- 14F(6)(a) add new driveway width of 12' for block class A lots.

- 14F(7)(a) changes the setback to a build-to line to bring new buildings closer to the street.
- 14F(7)(e) new language to provide a means to have a five-foot offset from build-to lines, if compatible with existing development patterns on a block.
- 14F(13)(f)[1] & [2] revised to allow six-foot-high side yard fences.
- 14F(14) revised to allow enclosed porches when the porch is more than fifteen feet from the front property line, and added subsections (b) and (c) to regulate front porch design to match architectural styles of the neighborhood.
- 12F(16) added to restrict obstructing non-residential windows.
- 12F(17) added requirements for dumpsters and enclosures for certain new uses.

595-15 West Ward

- 15B(12) added I9 to permitted uses
- 15B(14) added I16 to permitted use
- 15B(15) added I17 to permitted use
- 15C Special Exception Uses

Added: (7) C5 Eating and drinking places, (8) C14 Grocery store.

- 15E added or structures.
- 15F(5) add subsections (a) and (b) to provide additional language to maintain lot size patterns.
- 15F(6)(a) add new driveway width of 12' for block class A lots.
- 15F(12) f)[1] & [2] revised to allow six-foot-high side yard fences.
- 15F(14) revised to allow enclosed porches when the porch is more than fifteen feet from the front property line, and added subsections (b) and (c) to regulate front porch design to match architectural styles of the neighborhood.
- 15F(16) added to restrict obstructing non-residential windows.
- 15F(17) added requirements for dumpsters and enclosures for certain new uses.

595-16 West Ward/Institutional-2 Transition

- 16B(6) added C14 to permitted uses.
- 16C(21) added I17 Accessory electric vehicle charging to special exception uses.
- 16E added or structures.
- 16F(4) add subsections (a) and (b) to provide additional language to maintain lot size patterns.

-16F(13) revised to allow enclosed porches when the porch is more than fifteen feet from the front property line, and added subsections (b) and (c) to regulate front porch design to match architectural styles of the neighborhood.

-16F(14) f)[1] & [2] revised to allow six-foot-high side yard fences.

-16F(15) added to restrict obstructing non-residential windows.

-16F(16) added requirements for dumpsters and enclosures for certain new uses.

595-17 River Corridor

-17C(24) added E9 Burial place or cemetery as a special exception use.

-18C(25) added E10 Crematorium as a special exception use.

-17C(31) added I17 Accessory electric vehicle charging as a special exception use.

-17E added or structures.

-17F(4) add subsections (a) and (b) to provide additional language to maintain lot size patterns.

-17F(10)(a) added to restrict obstructing non-residential windows.

-17F(11) added requirements for dumpsters and enclosures for certain new uses.

595-18 Institutional-1

-18B(7) & (42) added A18 Fraternity or Sorority and I17 Accessory electric vehicle charging to permitted uses.

-18C(7) added C10 Electric vehicle charging facility to special exception uses.

-18E added or structures.

-18F(3) added to restrict obstructing non-residential windows.

-18F(4) added requirements for dumpsters and enclosures for certain new uses.

595-19 Institutional-2

-19B(36) added I17 Accessory electric vehicle charging to permitted uses.

-19E added or structures.

-19F(4) add subsections (a) and (b) to provide additional language to maintain lot size patterns.

-19F12(f)[1] & [2] revised to allow six-foot-high side yard fences.

-19F(13) added to restrict obstructing non-residential windows.

-19F(14) added requirements for dumpsters and enclosures for certain new uses.

595-20 Downtown

-20B Permitted uses

Added: (9) C14 Grocery Store, (10) C15 Mixed-use commercial [both are a special exception west of 5th Street]

Moved to -20C Special Exception: (5) B1 Cultural activities and exhibition, (6) B2 Amusements, (7) B3 Parks, (8) B4 Private social club, (26) E3 Hospitals, (27) Extended care facility, (29) H1 Passenger depot, (30) H4 Parking structure, (31) Mixed-use parking structure

Revised: (10) C3 General merchandise, (11) C4 Food establishments to make these uses a special exception west of 5th Street]

-20C Special Exception uses

Added: (16) B10 Bar or Pub, (17) B11 Entertainment and gaming establishment, and (38) I17 Accessory electric vehicle charging.

Revised: A6 Two-family attached dwelling and A7 Multifamily dwelling as permitted uses west of 5th Street.

-20D reduce the maximum building height to 55 feet for Res Mid-rise, 60 feet for Res High-rise, and 55 feet for Mixed use/non-residential use structures .

-20E added or structures.

-20F(3) add subsections (a) and (b) to provide additional language to maintain lot size patterns.

-20F(4) removed this language and placed it in 595-33 Off-Street Parking

-20F(15) removed this language because it is duplicated in the Street Corridor Overlay.

-20F(16) renumbered to -20F(14), and added subsections (b) and (c) to regulate front porch design to match architectural styles of the neighborhood.

-20F(16) added to restrict obstructing non-residential windows.

-20F(17) added requirements for dumpsters and enclosures for certain new uses.

>>Note – the changes proposed for properties west of 5th street are to protect the natural transition from the commercial downtown to the residential neighborhoods of the west ward.

595-21 Business and Entertainment

-21B Permitted uses

Removed: (4) B4 Private social clubs

Added: (2) A17 Short-term rental, (5) B10 Bar or pub, (6) B11 Entertainment and gaming establishment (8) C2 General bookstore/coffee shop, (11) C14 Grocery store, (12) C15 Mixed-use commercial.

-21C Special Exception uses

Added: (1) B9 Nightclub, (2) C11 Pharmacy, (6) I17 Accessory electric vehicle charging.

- 21E added or structures.
- 21F(3) add subsections (a) and (b) to provide additional language to maintain lot size patterns.
- 21F(13) added to restrict obstructing non-residential windows.
- 21F(14) added requirements for dumpsters and enclosures for certain new uses.
- 21G removed the parking requirement language and inserted in in 595-33.

595-22 Adaptive Reuse

- 22B(19) added C10 Electric vehicle charging facility and (48) I17 Accessory electric vehicle charging to permitted uses.
- 22B (38, 39, 40, 41) removed H2 Freight depot, H3 Parking lot, H4 Parking structure, and H5 Mixed-use parking structure from permitted uses.
- 22B(34) F8 Warehouse and storage moved from permitted use to special exception use -22C(9)
- 22C(9) added E10 Crematorium as a special exception use.
- 22E added or structures.
- 22F(8) added to restrict obstructing non-residential windows.
- 21F(9) added requirements for dumpsters and enclosures for certain new uses.

595-23 Expressway Transitional

- 23C(3) added B12 Gambling establishment, (7) added C10 Electric vehicle charging facility, (9) E10 Crematorium, and (20) I17 Accessory electric vehicle charging as special exception uses.
- 23E added or structures.
- 23F(6), (7), (8), and (12) deleted "(Reserved)" and renumbered
- 23F(10) added to restrict obstructing non-residential windows.
- 23F(11) added requirements for dumpsters and enclosures for certain new uses.

595-25 Street Corridor overlay

- 25B changed the blanket provision to permit single-family and two-family uses permitted by right in the underlying district as permitted in Street Corridor Overlay.
- 25B Permitted uses: moved (4) B3 Parks, (14) F4 Publishing, and (16) H1 Passenger depot to special exception uses -25C (6), (27), and (28) respectively.
- 25C changed the blanket provision to permit single-family and two-family uses permitted by special exception in the underlying district as permitted in Street Corridor Overlay.
- 25C Special Exception uses:

Added: (5) B10 Bar or pub, (11) C10 Electric vehicle charging facility, (14) C13 Convenience store, (15) C14 Grocery store, (19) C15 Mixed-use commercial, (29) I17 Accessory electric vehicle charging.

-25F Removed, and renumbered subsections (1) and (2) to be incorporated in -25E as Design standards (11) and (12).

-25E(11) modified to allow for entrances or lobbies to be along the linear frontage of the street line.

-25E(12) removed language that prohibits nonresidential uses above residential uses.

595-31 Measurement

A through G added to clarify the means of measurement for the application of zoning provisions.

595-32 Supplemental Standards

-32A(5)(b) & (e) – revises off-street parking requirements and prohibits short-term rental use in an accessory dwelling unit.

-32A(6)(a) – modified to allow for non-residential use above a residential use in the Business and Entertainment District and Street Corridor Overlay, for mixed residential/business buildings.

-32C(1)(c) – added to require firearm and ammunition sale uses to be separated from each other by 1000 feet.

-32C(1)(d) – expands upon existing language where certain retail uses may be permitted in the CH, SS, and WW districts.

-32C(2)(d) – added to require firearm and ammunition sale uses to be separated from each other by 1000 feet.

-32C(4)(b) – modified to separate convenience store uses from retail specialty by 1000 feet.

-32C(4)(c) – limit the maximum floor area of 2,500 square feet for retail specialty establishments.

-32C(5), (6), (7), (8), & (9) – added to provide use specific standards for Liquid fuels and Electric vehicle charging facilities, General bookstore/coffee shop, Eating and drinking places, Convenience stores, and Grocery store uses, including maximum footprint, location within neighborhoods, landscaping, limits on certain product sales.

-32E(3) – added supplemental standards for the new burial place or cemetery use including limitations on use, permissible accessory buildings, and screening requirements.

-32E(4) – added standards for the crematorium use including limitations on placement, use, noise, and emissions.

-32F(3) – added to provide additional standards for warehouse uses, such as building height, max impervious, buffers, and snow removal from trucks.

-32H(3) – added exclude accessory parking to support a use that is not permitted in the zoning district in which the parking is proposed.

-32H(4) – provided standards for accessory dwelling units – max of 1 per property, only permitted for detached or semi-detached single-family dwellings, sets maximum size and occupant load, required parking, and residency of owner.

-32H(5) – provided standards for accessory electric vehicle charging – including limiting quantity for accessory use, protection from physical damage, and location.

595-33 Off-street and on-street parking

-33B New language for minimum space requirements for entertainment, gaming, or gambling establishments.

-33D New language added to allow for on-street spaces along a building's frontage to be counted toward off-street parking requirements.

-33E – Located the removed language regarding the reduction in off-street parking for new uses in Downtown and Business and Entertainment Districts.

-33F – Revised and added language regarding mixed-use parking requirements in the downtown and business and entertainment district, also clarifying the zoning officer's authority to approve or reject proposed parking off-site.

-33G – New language to further clarify the off-street parking requirements when there is a change of use and for location in existence prior to the ordinance.

-33H(1) Parking stall width requirement is reduced from 9 feet to 8.5 feet. This is in-line with other cities and maintains a 6" wider width than the requirements for an ADA parking stall.

-33J – revised the Parking Schedule table to correct for an error in 90-degree parking angles columns "F" and "G".

-33O(8) – loading berth schedule is modified to be more-easily understand the threshold when additional berths are required.

-33(8)(a) – provides for language regarding on-street loading berths.

595-37 Solar energy system regulations

-37C(2) removed language that states systems installed prior to 1/23/13 do not need to comply, the remaining language remains, requiring compliance with this chapter when modifications are made. Existing ordinance language already permits systems installed prior to adoption.

-37D(3) modified to reflect installation requirements to be parallel with the roof.

-37D(6) – Removed because it references construction code standards that can change and conflict with the PA Uniform Construction Code.

-37E(1), (2), & (3) – Removed language creating an implied easement through neighboring properties.

-37F(2) – clarify that the presiding building code is the PA Uniform Construction Code.

-37H – modifying the penalty for non-compliance with removal of abandoned systems to a minimum fine of \$300 and a maximum fine of \$1000.