

CITY OF JEANNETTE
WESTMORELAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025- 01

AN ORDINANCE OF THE CITY OF JEANNETTE, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 2017-07, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JEANNETTE, AS AMENDED; TO AMEND MAXIMUM LOT COVERAGE REQUIREMENTS; TO ADD MINIMUM BUILDING FLOOR AREA REQUIREMENTS; TO AMEND THE DEFINITION OF "LIVE/WORK UNIT"; TO AMEND THE DEFINITION OF "LIVE/WORK UNIT"; TO MAKE "LIVE/WORK UNIT", "MIXED-USE STRUCTURE", AND "PERSONAL SERVICES" PERMITTED USES IN ADDITIONAL ZONING DISTRICTS; TO PROHIBIT THE CONVERSION OF EXISTING SINGLE FAMILY DWELLINGS TO DUPLEX, TOWNHOME, OR MULTI-FAMILY DWELLINGS; REPEALING ALL INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jeannette adopted Comprehensive Zoning Ordinance Revisions on October 11, 2017, pursuant to Ordinance 2017-07, which included comprehensive changes to the zoning classifications of various parcels of land situate in the City of Jeannette; and

WHEREAS, since the adoption of Ordinance 2017-10, and after consideration by the City Council, the Planning Commission, and the Zoning Officer of the City of Jeannette, it has been determined that it is in the best interest of the City of Jeannette to increase the maximum lot coverage restrictions, to add minimum building floor area restrictions, to amend the definition of live/work unit, to enable live/work unit, mixed-use structures, and personal services as permitted uses in additional zoning districts, and to prohibit the conversion of existing single-family dwellings to duplex, townhome, or multi-family dwellings; and

WHEREAS, after due public notice and a public hearing as required by the Pennsylvania Municipalities Planning Code, the City Council of the City of Jeannette finds it appropriate to amend the Zoning Ordinance as hereinafter set forth.

Section 1. Article 2: Zoning Districts. Article 2, Section 2.4.5, Section 2.5.5, Section 2.6.5, Section 2.7.6, Section 2.8.5, Section 2.9.5, Section 2.10.6, are Section 2.11.5 and the Residential Structure and Mixed and Non-Residential Structures lot provisions charts therein, as previously amended, are hereby further amended to delete the charts in their entirety and to replace them, respectively, to read as follows:

Table TN-1: Residential Structures

		Single-Family	Duplex
Lot	Min. Width	50 ft	70 ft
	Min. Area/Max. Density	5,000 sq ft	5,000 sq ft
Min. Setbacks	Front Yard	10 ft	10 ft
	Side Yard	5 ft	5 ft
	Rear Yard	30 ft	30 ft
Development	Max. Coverage	80%	80%
	Max. Height	35 ft or 3 stories	35 ft or 3 stories
	Minimum Building Floor Area (Living Space)	1,000 SF	1,500 SF

Table TN-2: Non-Residential Structures

		All Building Types
Lot	Min. Width	40 ft
	Min. Area/Max. Density	None
Min. Setbacks	Front Yard	10 ft
	Side Yard	10 ft
	Rear Yard	30 ft
Development	Max. Coverage	80%
	Max. Height	35 ft or 3 stories

2.5 Mixed Residential Neighborhood District (MR)

2.5.5 Lot Provisions

Table MR-1: Residential Structures

		Single-Family	Duplex	Townhouse	Multi-Family
Lot	Min. Width	30 ft	40 ft	16 ft	80 ft
	Min. Area/Max. Density	4,000 sq ft	4,000 sq ft	16 d.u./acre	35 d.u./acre
Min. Setbacks	Front Yard	10 ft	10 ft	10 ft	10 ft
	Side Yard	5 ft	5 ft	10 ft	10 ft
	Rear Yard	30 ft	30 ft	25 ft	25 ft
Development	Max. Coverage	80%	80%	80%	80%
	Max. Height	35 ft or 3 stories	35 ft or 3 stories	35 ft or 3 stories	45 ft or 4 stories
	Minimum Building Floor Area (Living Space)	1,000 SF	1,500 SF	N/A	N/A

Table MR-2: Mixed and Non-Residential Structures

		All Building Types
Lot	Min. Width	40 ft
	Min. Area/Max. Density	None
Min. Setbacks	Front Yard	10 ft
	Side Yard	10 ft
	Rear Yard	30 ft
Development	Max. Coverage	80%
	Max. Height	35 ft or 3 stories

2.6 Commercial Transition District (CT)

2.6.5 Lot Provisions

Table CT-1: Residential Structures

		Single-Family	Duplex	Townhouse	Multi-Family
Lot	Min. Width	30 ft	40 ft	16 ft	80 ft
	Min. Area/Max. Density	4,000 sq ft	4,000 sq ft	30 d.u./acre	100 d.u./acre
Min. Setbacks	Front Yard	0 ft	0 ft	0 ft	10 ft
	Side Yard	5 ft	1 ft	5 ft	10 ft
	Rear Yard	30 ft	20 ft	10 ft	10 ft
Development	Max. Coverage	80%	80%	80%	80%
	Max. Height	35 ft or 3 stories	35 ft or 3 stories	35 ft or 3 stories	115 ft or 10 stories
	Minimum Building Floor Area (Living Space)	1,000 SF	1,500 SF	N/A	N/A

Table CT-2: Mixed and Non-Residential Structures

	All Building Types
Lot	Min. Width 40 ft
	Min. Area/Max. Density None
Min. Setbacks	Front Yard 0 ft
	Side Yard 10 ft
	Rear Yard 30 ft
Development	Max. Coverage 80%
	Max. Height 45 ft or 4 stories

2.7 Urban Center District (UC)

2.7.6 Lot Provisions

Table UC-1: Residential Structures

		Duplex	Townhouse	Multi-Family
Lot	Min. Width	40 ft	16 ft	100 ft
	Min. Area/Max. Density	3,000 sq ft	30 d.u./acre	150 d.u./acre
Min. Setbacks	Front Yard	0 ft	0 ft	0 ft
	Side Yard	0 ft	0 ft	0 ft
	Rear Yard	10 ft	10 ft	10 ft
Development	Max. Coverage	100%	100%	100%
	Max. Height	100 ft or 9 stories	100 ft or 9 stories	100 ft or 9 stories
	Minimum Building Floor Area (Living Space)	1,500 SF	N/A	N/A

2.8 Commercial Corridor District (CC)

2.8.5 Lot Provisions

Table CC-1: Residential Structures

Multi-Family		
Lot	Min. Width	100 ft
	Min. Area/Max. Density	100 d.u./acre
Min. Setbacks	Front Yard	10 ft
	Side Yard	10 ft
	Rear Yard	10 ft
Development	Max. Coverage	80%
	Max. Height	65 ft or 5 stories
	Minimum Building Floor Area (Living Space)	1,500 SF

2.9 Regional Commercial District (RC)

2.9.5 Lot Provisions

Table RC-1: Mixed and Non-Residential Structures

All Building Types		
Lot	Min. Width	80 ft
	Min. Area/Max. Density	100 d.u./acre
Min. Setbacks	Front Yard	0 ft
	Side Yard	5 ft
	Rear Yard	10 ft
Development	Max. Coverage	90%
	Max. Height	65 ft or 5 stories

2.10 Downtown District (D)

2.10.6 Lot Provisions

Table D-1: Residential Structures

Multi-Family		
Lot	Min. Width	16 ft
	Min. Area/Max. Density	None
Min. Setbacks	Front Yard	0 ft
	Side Yard	0 ft
	Rear Yard	10 ft
Development	Max. Coverage	100%
	Max. Height	100 ft or 9 stories
	Minimum Building Floor Area (Living Space)	1,500 SF

2.11 Institutional Campus District (IC)

2.11.5 Lot Provisions

Table IC-1: Residential Structures

		Duplex	Townhouse	Multi-Family
Lot	Min. Width	40 ft	16 ft	80 ft
	Min. Area/Max. Density	4,000 sq ft	16 d.u./acre	35 d.u./acre
Min. Setbacks	Front Yard	10 ft	10 ft	10 ft
	Side Yard	5 ft	10 ft	10 ft
	Rear Yard	20 ft	25 ft	25 ft
Development	Max. Coverage	80%	80%	80%
	Max. Height	35 ft or 3 stories	35 ft or 3 stories	45 ft or 4 stories
	Minimum Building Floor Area (Living Space)	1,500 SF	N/A	N/A

Table IC-2: Mixed and Non-Residential Structures

		All Building Types
Lot	Min. Width	80 ft.
	Min. Area/Max. Density	4,000 s.f.
Min. Setbacks	Front Yard	30 ft
	Side Yard	30 ft
	Rear Yard	30 ft
Development	Max. Coverage	80%
	Max. Height	45 ft or 4 stories

Section 2. Article 2: Zoning Districts. Article 2, Section 2.15 and the chart of uses therein, as previously amended, is hereby further amended (i) to add “Live/Work Unit” as a permitted use in any Commercial Corridor (CC) District and Downtown (D) District, (ii) to add “Mixed-Use Structure” as a permitted use in any Commercial Corridor (CC) District, and (iii) to add “Personal Services” as a permitted use in any Downtown (D) District, as follows:

Use	TN	MR	CT	UC	NC	CC	RC	D	IC	II	HI
P = Permitted C = Conditional ¹ A = Accessory SE = Special Exception ¹											
COMMERCIAL											
Live/Work Unit			P	P		P		P		P	SE
Mixed-Use Structure			P	P	P	P	P	P			
Personal Services			P	P	P	P	P	P	SE		

Section 3. Article 2: Zoning Districts. Article 2, Section 2.15 and the chart of uses therein, as previously amended, is hereby further amended (i) to add a parenthetical notation with respect to various residential uses and (ii) to add a sixth parenthetical note prohibiting existing single-family dwelling from being converted to a duplex, townhome, or multi-family dwelling, as follows:

RESIDENTIAL											
Dwelling, Duplex	SE ⁶	P ⁶	P ⁶		P ⁶				A ⁴		
Dwelling, Multi-Family		P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ^{5, 6}	P ⁶	A ⁴		
Dwelling, Single-Family	P ⁶	P ⁶	P ⁶								
Dwelling, Townhouse		P ⁶	P ⁶		P ⁶				A ⁴		

6. No existing Single-Family Dwelling shall be converted into Duplex, Multi-Family or Townhouse.

Section 4. Article 4: Supplemental Regulations (Live/Work Unit). Article 4, Subsection 4.4.24 is hereby amended to delete the chart in its entirety and to replace it to read as follows:

Use Category	Districts
Special Exception	HI

Section 5. Article 4: Supplemental Regulations (Personal Services). Article 4, Subsection 4.4.30 is hereby amended to delete the chart in its entirety and to replace it to read as follows:

Use Category	Districts
Special Exception	IC

Section 6. Article 14: Definitions. Article 14 is hereby amended to delete the definitions of “Live/Work Unit” in its entirety and to replace it to read as follows:

Live/Work Unit. A residential occupancy of one or more rooms or floors in a building, a significant portion of which space includes a non-residential use that is operated by an occupant in conformance with local building codes, and which also constitutes a dwelling unit, including: (1) cooking space and sanitary facilities in conformance with local building codes; and (2) adequate working space accessible by means of interior or exterior access from the living area reserved for, and regularly used by, one or more persons residing therein.

Section 7. Police Powers. The City, by granting any permit or taking any other action pursuant to this Chapter, does not waive, reduce, lessen, or impair the lawful police powers vested in the City under applicable federal, state, and local laws and regulations.

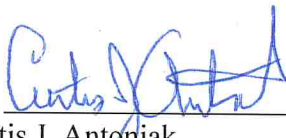
Section 8. Severability. It is herein declared that the provisions of this Ordinance are severable, and if any provisions, portions, or sections of this Ordinance are declared to be illegal, invalid, or unconstitutional, the decisions of any Court, which makes declarations, shall not impair or affect any of the remaining portions of this Ordinance.

Section 9. Repealer. Any ordinance or part of any ordinance that conflicts with the provisions of this ordinance is hereby repealed to the extent of any such conflict on the effective date of this ordinance.


Section 10. Effective Date. This Ordinance shall become effective immediately.

This Ordinance is duly ORDAINED AND ENACTED by a majority of the members of the City Council of the City of Jeannette at a duly advertised public meeting held on the 8 day of May, 2025.

CITY OF JEANNETTE

By: 
Curtis J. Antoniak
Mayor and President of Council

ATTEST: (SEAL)


Ethan E. Keedy
City Manager/City Clerk