

Table of Principal and Accessory Uses

Land Use	Subject To:	R-R	R-1	R-2	R-3
A = Accessory Use					
C = Conditional Use					
P = Permitted Use					
PRD = Planned Residential Development					
Forestry, major	§ 220-31N	C	C	C	C
Forestry, minor		P	P	P	P
Fourplex					P
Garden apartment					P
Garden nursery	§ 220-65	P	C	C	
Gas and oil extraction	§ 220-31P	C	C	C	C
Golf course	§ 220-31I	C	C		
Group care facility	§ 220-31Q				C
Home occupation		A	A	A	A
Mineral removal or mining	§ 220-31T	C	C	C	
Mineral removal structure	§ 220-31T	C	C	C	
Mobile home park					C
Multifamily dwelling					P
Municipal facility		C	C	C	C
Nature reserve		P			
No-impact home-based business	§ 220-62	A	A	A	A
Noncommercial kennel		A			
Nursing home				C	C
Personal care boarding home	§ 220-31Q			C	C
Planned residential development	Article IV	C	C	C	C
Recreation, membership club	§ 220-31I	C	C	C	
Recreation, outdoor commercial	§ 220-31I	C	C		
Residential day care	§ 220-66	A	A	A	A
School, public or private	§ 220-31F	C	C	C	C
Single family		P	P	P	P
Specialized animal care and raising	§ 220-65	P	C		
Sports court		A	A	A	A
Swimming pool	§ 220-53	A	A	A	A
Telecommunications antenna	§ 220-31W	C	C	C	C
Telecommunications facility building	§ 220-31W	C	C	C	C
Telecommunications tower	§ 220-31W	C	C	C	C
Townhouse					P

FLEA MARKET — A building or open area in which stalls or sales areas are set aside and rented or otherwise provided to be used by sellers for the sale of goods to the public at retail, which stalls or sales areas are not owned by the sellers who occupy them and are not subject to long-term leases.

FLOOD — A temporary inundation of normally dry land areas.

FLOOD INSURANCE RATE MAP (FIRM) — The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) — The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

FLOODPLAIN — A relatively flat or low land area adjoining a river, stream or watercourse that is subject to partial or complete inundation; an area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODPLAIN DISTRICTS — An overlay district specifically designated in this chapter as being inundated primarily by the one-hundred-year flood. Included would be areas identified as Floodway District (FW), Flood-Fringe District (FF) and General Floodplain District (FA).

FLOODPROOFING — Any combination of structural and nonstructural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY — The designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this chapter, the floodway shall be capable of accommodating a flood of the one-hundred-year magnitude.

FOOD PROCESSING — The preparation of food products for retail sale on the premises.

FORESTRY — The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

FORESTRY, MAJOR — Forestry activity which disturbs more than one acre of land.

FORESTRY, MINOR — Forestry activity which disturbs one acre or less of land.

FUNERAL HOME or MORTUARY — A place or premises devoted to or used in the care and preparation for the funeral and burial of dead human bodies and maintained for the convenience of the bereaved for viewing or other services in connection with dead human bodies and as an office or place for carrying on the profession of funeral directing but not cremation.

GARAGE, PUBLIC — A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, leasing, selling or storing motor-driven vehicles.

- (13) Violation of any performance standard listed above shall be cause for the suspension of a use and/or occupancy permit. Within 30 days of suspension of a use or occupancy permit, a hearing shall be conducted by the Zoning Hearing Board to determine if the permit shall be revoked.

M. Equipment storage yard, contractor's yard, subject to:

- (1) The minimum site required for an equipment storage yard shall be five acres.
- (2) The site shall have frontage on and direct vehicular access to an arterial or collector street as defined by this chapter.
- (3) Planting and landscaping shall be installed in compliance with Article VI.
- (4) No repair of vehicles or equipment shall be permitted outside a completely enclosed structure.
- (5) All operations shall comply with the performance standards of Article VI of this chapter.
- (6) Engines shall not be started or kept running before 5:30 a.m. or after 8:00 p.m. if the site is located within 500 feet of an existing dwelling.
- (7) All lighting shall be shielded and reflected away from streets and any adjoining residential properties.

N. Forestry, subject to:

- (1) Forestry uses shall not adversely impact jurisdictional wetlands, floodplains, streams and/or designated aquifer protection areas.
- (2) Applicants for a zoning permit for forestry uses shall be required to provide documentation that such operations will not adversely impact plants or animals listed as rare, threatened or endangered in the Pennsylvania Natural Diversity Index.
- (3) Applicants for a zoning permit for forestry uses shall be required to provide documentation that such operations will not adversely impact plants or animals deemed worthy of protection listed in the Natural Areas Inventory for Westmoreland County.
- (4) Applicants for a zoning permit for forestry uses shall provide copies of a forestry plan prepared by a professional forester and reviewed and approved by the Westmoreland County Conservation District.

O. Funeral home and mortuaries, subject to:

- (1) The minimum lot area shall be 40,000 square feet.
- (2) The site shall have frontage on and direct vehicular access to an arterial or collector street.