

CITY OF GREENSBURG

BILL NO. 6

INTRODUCED: June 9, 2008

by: Karl E. Eisaman, Mayor

ADOPTED: July 7, 2008

as: Ordinance No. 1971

AN ORDINANCE
OF THE CITY OF GREENSBURG AMENDING CHAPTER 265,
ENTITLED 'ZONING' OF ORDINANCE NO. 1646, THE CODE OF
THE CITY OF GREENSBURG.

NOW THEREFORE, BE IT ORDAINED AND ENACTED, by the City
of Greensburg as follows:

Section 1. Under § 265-7, 'Definitions' of Article II, revise the following:

DELETE the following definition:

DWELLING UNIT – As defined in the BOCA National Building Code.

ADD the following revised definition:

DWELLING UNIT – As defined in the Uniform Construction Code (UCC). Occupancy of dwelling units to be determined by occupancy load calculations via the UCC.

ADD the following sentences to the end of these current definitions:

DWELLING, MULTIPLE-FAMILY – Up to 50% of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking. Number of students per unit in the multiple family dwelling (and in dwelling unit) is determined by the Uniform Construction Code (UCC) occupancy load requirements.

STUDENT HOME – A Student Home includes any residence located off-campus from any higher education facility or trade school. Student Home does not include the family members of an existing single family home. Two or less graduate students are not considered a Student Home. Graduate students living with undergraduate students and/or trade school students or any combination of the aforementioned living in the same dwelling unit is a Student Home.

Section 2.

Under Article IV, 'R-1' One-Family Residence District, § 265-12:

DELETE the following Paragraph A. (2) (b):

~~(b) All student homes must be registered with the Planning Department.~~

ADD the following new paragraph A. (2) (b):

(b) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

ADD the following sentence to Paragraph A. (2) (c):

The distance requirement is measured from the closest property corner of a registered student home to the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District Map (*Attachment 3 of this Chapter*), are exempt from the 500-foot distance requirement.

DELETE the following Paragraph A. (2) (d):

~~(d) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department.~~

ADD the following new paragraph A. (2) (b):

(d) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (b) above.

Section 3.

Under Article V, 'R-2' General Residence District, § 265-17:

DELETE the following paragraph A:

A. Any use permitted in the R-1 District. No more than one (1) dwelling unit in a two-family or multiple-family dwelling may be used as a student home (see § 265-12).

ADD the following revised paragraph A, B, and C:

A. Any use permitted in the R-1 District (see § 265-12) with the exception of Student Homes for two-family and multi-family dwellings (see Paragraph G. of this section).

ADD the following new paragraph G:

G. Student Homes.

(1) No more than one building on a lot may be used as a student home. No more than one (1) dwelling in a two-family dwelling may be used as a Student Home. Up to fifty percent (50%) of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking.

(2) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

(3) No student home shall be closer than five-hundred (500) feet to another student home. The distance requirement is measured from the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*), are exempt from the 500-foot distance requirement.

(4) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (b) above.

(5) Parking requirements. (see § 265-65, 'Number of off-street parking spaces required').

Section 4.

Under Article VI, 'C-1 – Neighborhood Shopping District' revise the following:

ADD the following new paragraph under §265-21 'Permitted Uses', paragraph E.:

(13) Student Homes.

(a) No more than one building on a lot may be used as a student home. No more than one (1) dwelling in a two-family dwelling may be used as a Student Home. Up to fifty percent (50%) of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking.

(d) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

(c) No student home shall be closer than five-hundred (500) feet to another student home. The distance requirement is measured from the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*) are exempt from the 500-foot distance requirement.

(d) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (b) above.

(e) Parking requirements. (see § 265-65, 'Number of off-street parking spaces required').

Section 5.

Under Article VII, 'C2 – Business District' § 265-25, paragraph B. (7) is amended as follows:

DELETE: Residential uses limited to hotels, multiple family dwellings and residence clubs.

DELETE under paragraph B. (7) (d), 'Student Homes'::

[1] All students must be registered with the Planning Department.

[2] All occupied student homes must be issued an Occupancy Permit by the Planning Department via an inspection by the Code Enforcement Department.

ADD under paragraph B. (7) (d), 'Student Homes':

[1] All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

[2] All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph [1] above.

[3] Parking requirements. (see § 265-65, 'Number of off-street parking spaces required').

DELETE under paragraph B (7) (f):

~~Of any mixed use facility that includes commercial and residential uses.~~

ADD:

Any mixed use facility that includes commercial and residential uses.

Section 6.

Under Article VII, 'M – Industrial District', § 265-29, 'Permitted uses.' revise the following:

ADD under Paragraph B., the following new paragraph:

(20) Student Homes.

(a) No more than one building on a lot may be used as a student home. No more than one (1) dwelling in a two-family dwelling may be used as a Student Home. Up to fifty percent (50%) of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking.

(b) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

(c) No student home shall be closer than five-hundred (500) feet to another student home. The distance requirement is measured from the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*) are exempt from the 500-foot distance requirement.

(d) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (b) above.

(e) Parking requirements. (see § 265-65, 'Number of off-street parking spaces required').

Under Article IX, 'S – Special Institutional District', § 265-33, paragraph C., 'Student home' is revised as follows:

ADD the following sentence to paragraph C (1):

(1) No more than one (1) dwelling in a two-family dwelling may be used as Student Home. Up to fifty percent (50%) of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking.

DELETE:

~~(2) All student homes must be registered with the Planning Department.~~

ADD the following revised paragraph (2):

(2) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

ADD the following sentence to paragraph C (3):

(3) The distance requirement is measured from the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*) are exempt from the 500-foot distance requirement.

DELETE:

~~(4) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department.~~

ADD:

(4) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (2) above.

Section 7:

Under Article X, 'R-T, Recreation-Tourist District', § 265-38 B., revise the following:

DELETE:

(2) Student Home (~~see § 265-12A, § 265-17A~~)

ADD:

(2) Student Home

(a) No more than one building on a lot may be used as a student home. No more than one (1) dwelling in a two-family dwelling may be used as a Student Home. Up to fifty percent (50%) of dwelling units or a maximum of four (4) dwelling units per building may be student homes based on availability of off-street parking.

(b) All existing and new student homes must be registered and permitted in compliance with City Codes with the Planning Department by August 1, 2008. Issuance of permits and registration for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home permits shall expire on July 31st.

(c) No student home shall be closer than five-hundred (500) feet to another student home. The distance requirement is measured from the closest property corner of a potential student home utilizing air measurements (GIS) equal to or more than 500 feet. Student Homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*) are exempt from the 500-foot distance requirement.

(d) All occupied student homes must be issued an occupancy permit by the Planning Department via an inspection by the Code Enforcement Department as prescribed under paragraph (b) above.

(e) Parking requirements. (see § 265-65, 'Number of off-street parking spaces required').

Section 8.

Under Article XA, 'Downtown District', § 265-40.1:

DELETE the following portion of the first sentence in Paragraph A.:

The City of Greensburg Historic District and Main Street program boundary area as shown on the attached map, ~~Exhibit A and Exhibit B~~

ADD the following revision to a portion of the first sentence to Paragraph A as follows:

The City of Greensburg Historic District and Main Street program boundary area as shown on the attached map, (*Attachment 4 of this Chapter*)

DELETE the following first sentence in Paragraph B.:

The City of Greensburg Historic District is shown on the City of Greensburg Historic District Map, ~~which is hereby adopted by reference and declared to be a part of this chapter.~~

ADD the following revised first sentence to Paragraph B.:

The City of Greensburg Historic District is shown on the City of Greensburg Historic District Map (*Attachment 4 of this Chapter*).

Section 9.

Under Article XIV, 'Automotive Regulations; Parking and Loading', § 265-65, 'Number of off-street parking spaces required', revise paragraph 8 as follows:

ADD the following new paragraph A (8) and residential use:

DELETE:

(8) ~~Student Home located in Zoning Districts R-1, R-2, R-3, M, S, and R-T (see § 265-12A, § 265-17A, § 265-33, § 265-38):~~

ADD:

(8) Student Homes.

DELETE:

(a) ~~A maximum of four (4) off-street parking spaces shall be provided in driveways or off-street parking on-site parking areas as approved by the Planning Department.~~

ADD the revised paragraph 8.(a):

(a) A maximum of four (4) off-street parking spaces shall be provided in driveways or in public or private leased parking lots, leased on-street spaces, or in combination with approved parking areas on-site as per the Planning Director's discretion with the exception of parking for student homes located in the Downtown District (see paragraph (8) (c) below).

ADD the following sentence to paragraph (8) (b):

(b) Issuance of Parking Permits by the Police Department for student homes shall not exceed one (1) year and shall be based on the period of August 1st to July 31st. All student home parking permits shall expire on July 31st and shall be a different color than those issued for occupants of other residential homes.

ADD the following new paragraph (8) (c):


(c) Parking for student homes located in the Downtown District, as shown on the City of Greensburg Downtown District map (*Attachment 3 of this Chapter*) must be designated by the landlord in a public or private parking lot; leased or owned elsewhere or on-site.

Section 10. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed.

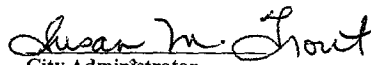
Section 11. This ordinance shall become effective immediately upon enactment.

ORDAINED AND ENACTED by Council of the City of Greensburg, Pennsylvania
this 7th day of July 2008.

CITY OF GREENSBURG

By: 
Mayor and President of Council

ATTEST:


City Administrator