

Executive Summary

Hermitage Zoning Ordinance

October, 2020



Part 1 – General Provisions

This part contains the official title, effective date (upon adoption) of the zoning ordinance and the purpose and authority language (101, 102 & 103). The Community Development Objectives (104) have been written to reflect the goals and vision of the Hermitage 2030 Comprehensive Plan. Part 1 (105, 106 & 107) also contains legal language regarding applicability of the regulations, interpretation and severability.

Part 2 – Definitions

The definitions have been updated and expanded to assure that each use contained in the ordinance has a corresponding definition, as well as all other necessary terms. Definitions are also written to be consistent with the PA MPC, PA UCC and any other applicable Federal or State laws and regulations.

Part 3 – District Regulations

301 Zoning Map & Districts – The new Zoning Map has been designed to generally follow the Future Land Use in the the Comprehensive Plan. In many ways it is similar to the current zoning map, but notable differences are:

- A. **City Center** is a new district reflecting the mixed-use commerce and community hub envisioned in the Comprehensive Plan
- B. **B-2** replaces current PTP & PTP2 and expands to include areas around portions of Route 18 South
- C. **B-1** is a district encompassing the areas occupied by Joy Cone Company
- D. Former R-1 and R-2 districts are now **RR** (Rural Residential) **SR-1** and **SR-2** (Suburban Residential). Rural Residential is the less densely developed & rural areas in the more outlying parts of the City – much of which does not have sanitary sewer service. SR-1 is predominantly developed neighborhoods of single family residential. SR-2 includes former R2 districts, as well as undeveloped parcels which might accommodate a variety of future residential development.
- E. **NMU** (Neighborhood Mixed Use) generally replaces former R-3, R-4 and Route 18 South Overlay District. It is a district which allows residential development as well as lower-impact non-residential uses such as offices and selected small businesses.
- F. **NC-1 & NC-2** are commercial districts - mostly replacing the portions of former Central Commercial not included in City Center.

The **Light Industrial, Heavy Industrial, Institutional, Highway Commercial, Mobile Home Park** and **PRD** (Planned Residential Development) Districts are largely – or exactly – similar to the current zoning map.

302 – 315 – A section for each zoning district containing the intent of the district and the uses permitted by right, Special Exception or Conditional Use. Each section also contains the minimum lot area, setbacks, lot coverage and building height for the district. Some districts also include additional design standards for new site development and buildings. The ordinances contains many uses not included in the current ordinance, such as:

- Accessory Dwelling Units
- Agritourism
- Animal Daycare & Boarding
- Backyard Poultry
- Brewery & Brewpub

Electric Vehicle Charging Station
Medical Marijuana Processing Facility
Natural Gas Resources (well, compressor station, processing plant)
Solar Energy Facility (large & small)
Wind Energy Facility (large & small)

316 – 319 – Sections reserving space for any future zoning districts.

320 – Planned Residential Development (PRD) – this section is unchanged from the current zoning ordinance.

321 – Criteria for Specific Uses – This section contains all use-specific criteria for 44 uses where such criteria are needed. This would include Special Exception Uses, Conditional Uses, and other uses which may be permitted by right but where specific criteria would be appropriate to achieve community development objectives or protect adjacent properties and neighborhoods.

Part 4 – Supplementary Regulations

401 – Nonconforming Uses & Structures – similar to current ordinance – revised to allow a change in a nonconforming use as a Special Exception & limiting enlargement or expansion to 25% (from 100%)

402 – Nonconforming Lots – Added provisions allowing nonconforming residences to have same permitted accessory uses as permitted homes – revised to specify that a lot consolidation is required prior to development of 2 or more adjacent nonconforming lots.

404 – Performance Standards - revised to reference state & federal standards for air pollution – provided specific lighting and glare standards – deleted erosion standards (covered by State regulations) – revised to address flammable / hazardous waste enclosures

405 – Off Street Parking Standards – minimum parking requirements have been reduced for many uses where current requirements were excessive / not aligned with current accepted practices – also added language addressing shared parking with adjacent landowners & ADA accessibility requirements. The goal of the revisions to this section was to provide adequate but not excessive parking areas, to reduce stormwater runoff and other environmental and aesthetic negative effects of excess parking areas.

406 – Signs – Added specific requirements for illumination (internal or external) – revised language to be compliant with court decisions on content neutrality – lowered maximum height for freestanding signs in the Commercial districts from 20 ft. to 10 ft.

408 – Landscaping Requirements for Nonresidential Uses – Updated bufferyard planting and design requirements – updated language regarding commercial parking lot interconnection with adjacent properties.

409 – Refuse Containers – added language regarding distance from adjacent residential dwellings.

Part 5 – Administration, Enforcement & Appeals

Part 6 – Zoning Hearing Board

Part 7 - Amendments

These last 3 parts of the ordinance are virtually unchanged from the current ordinance – they are mostly procedural matters and reflect the requirements of the PA MPC.