

FAYETTE COUNTY ZONING ORDINANCE

- F. Any portion of a lot used as a yard with the lot area requirements of the district regulations of this Chapter shall not be counted again as required yard or lot area for another dwelling unit or building.
- G. No structure or use of land which has non-conforming yards may be enlarged or expanded in any manner which will further reduce the minimum dimension of such non-conforming yards as outlined in Article VI of this Chapter unless approved by the Zoning Hearing Board.
- H. Uses, structures or buildings per lot.
 - 1. Only one (1) single-family detached dwelling unit, one (1) mobile home or one (1) two-family detached dwelling, together with its permitted accessory structures, shall be located on any single lot. A land development proposing two (2) or more single-family detached dwellings, mobile homes or two-family detached dwellings on one (1) lot shall not be permitted.
 - 2. A multi-family development or non-residential development in which two (2) or more buildings or structures are proposed on one (1) lot shall be permitted, provided that:
 - a. The land development does not exceed the maximum building coverage as defined by this Article.
 - b. The land development shall conform to the minimum lot area and minimum lot width requirements of the zoning district in which it is located.
 - c. The land development shall conform to all the yard, bufferyard and landscape requirements around the perimeter of the lot for the zoning district in which it is located.
 - d. A land development plan shall be submitted to the Fayette County Office of Planning, Zoning and Community Development in accordance with the County's land development application standards.
 - e. An adequate, County approved access shall be provided to a public road for public safety services such as fire, police emergency vehicles and other service vehicles.
- I. Enclosed structures.
 - 1. No building or enclosed structure shall be located within two hundred (200) feet of any operating oil or gas well or coal mine entrance. No building or enclosed structure shall be located within two hundred (200) feet of any non-operating oil or gas well or coal mine entrance, unless said well or entrance has been properly sealed in accordance with all applicable local, county, state and federal regulations and documentation to that effect has been provided to the County.

FAYETTE COUNTY ZONING ORDINANCE

2. No oil or gas well or coal mine entrance may be constructed or drilled within two hundred (200) feet of any existing building or enclosed structure. Further, the County may require any new oil or gas well or coal mine entrance to be entirely fenced when, in the opinion of the County, the well is accessible to the general public. The County may also require that a landowner and/or developer construct a County approved barrier in the event that the land development is constructed near an existing oil or gas well and, in the opinion of the County, there is a reasonable chance that the well could be accessible to residents, employees, business owners or customers in the development.

§1000-211. Clear sight triangle.

- A. Fences and walls or other obstructions including signs, shall not be located within the right-of-way and shall not obscure any intersection. A clear sight triangle shall be maintained at all intersections. No obstruction of view will be permitted in this area above the height of two and one half (2.5) feet and below fifteen (15) feet.
- B. For the dimensions of a clear sight triangle, See Appendix 4.

§1000-212. Bufferyard standards.

- A. Bufferyards shall be provided as part of a land development and shall be governed by the specifications in this section and the provisions of the Pennsylvania Municipalities Planning Code.
- B. The specific requirements for bufferyards 1, 2 and 3 are defined in Table 5: Bufferyard requirements and Subsection C.

Table 4. Bufferyards.

Development Proposed	Required Bufferyard		
	1	2	3
Multi-family			
Adjoining single-family/two-family	X		
Adjoining any other use		X	
Commercial use in B-1, B-2, M-1 or M-2			
Adjoining single-family/two-family	X		
Adjoining multi-family		X	
Adjoining any B-1, B-2, M-1 or M-2			X
Industrial use in M-1 or M-2			
Adjoining any residential	X		
Adjoining any commercial, B-1 or B-2		X	
Adjoining any industrial			X
Adjoining any C	X		

FAYETTE COUNTY ZONING ORDINANCE

Table 1. Permitted uses and uses by special exception (con't.)

Non-Residential

	A-1	R-A	R-1	R-2	C	B-1	B-2	M-1	M-2	AH
Adult Oriented Establishment									S	S
Agriculture	P				P					P
Aircraft Assembly & Rehabilitation								P	P	P
Aircraft Maintenance & Storage Hanger										P
Airport Traffic Control Facilities	P		P					P	P	P
Airport Parking										P
Airport Runway/Taxiway										P
Airport Service Facility										P
Airport Terminal										P
Amusement Facility, Indoor/Outdoor						P	P	P	P	S
Assembly or Fabrication Facility								P	P	P
Automotive Rental						P	P	P	P	P
Automotive Repair & Service Station						P	P	P	P	S
Automotive Sales						P	P	P	P	S
Aviation-Related School										P
Bank				P		P	P	P		P
Beauty/ Barber Shop	P	P	P	P		P	P	P		P
Billboard						S	S	S	S	S
Business Services				P		P	P	P		P
Campground, Public or Private	S				P					S
Car Wash						S	S	P	P	S
Cemeteries	S									S
Club, Private				S		P	P	S		S
Commercial School				P		P	P	P	P	S
Communications Antenna	P	P	P	P	P	P	P	P	P	P
Communications Tower	S							S	S	S
Conference and Training Center						P	P	P		S
Contractor's Yard	S				S			P	P	P
Correctional Facility								S	S	S
Country Club/ Golf Course	S	S								S
Day-Care Center, Adult or Child	S	S	S	P	S	P	P	P		S
Distribution Center							P	P	P	P
Driving Range	S			S				P		S
Emergency Services Facility				P		P	P	P	P	P
Essential Services	P	P	P	P	P	P	P	P	P	P
Fairgrounds	P							S		S
Flex Space				S		S	S	P	P	S
Food Service Facility				P		P	P			P
Forestry	P	P	P	P	P	P	P	P	P	P
Freight Terminal								P	P	P
Funeral Home			S	S		P	P	P		S

FAYETTE COUNTY ZONING ORDINANCE

	A-1	R-A	R-1	R-2	C	B-1	B-2	M-1	M-2	AH
Gas Station						S	S			S
Heliport						S	S	S	S	S
Hospital						S	S	S		S
Hotel						P	P	P		S
Incinerator	S									S
Junk Storage, Sales and Savage Operations								S	S	S
Keeping of Horses	P	S			P					S
Kennel, Animal	S				S	S	S	S	S	P
Landscaping Center/ Nursery	S			P	S	P	P	P		P
Library				P		P	P			P
Lumber Mill	S								P	S
Manufacturing								P	P	P
Marina	S	S			P	P	P	P	P	P
Massage Therapy Establishment				P		P	P	P		P
Methadone Treatment Facility						S	S	S	S	S
Military Related Facilities	S							S	S	S
Mining, Deep								P	P	P
Mining, Surface	S							P	P	S
Motel						P	P	S		S
Neighborhood Business	S		S	P		P	P			P
Office, Business less than 5,000 sf				P		P	P	P	P	P
Office Business greater than 5,000 sf less than 40,000 sf						P	P	P	P	P
Office Business greater than 40,000 sf						P	P	P	P	P
Office, Medical				P		P	P	P		P
Oil or Gas Well	P	S	S	S	P			S	S	S
Other NonCommunication Tower								S	S	S
Park/Playground/Playfield	P	P	P	P	P	P	P	P	P	S
Personal Services (inc. pers. Improve. Establishment)				P		P	P	P		P
Pet Cemetery	S				S					S
Petroleum, tar and bitumen processing, storage and sales								P	P	P
Pharmacy				P		P	P	P		P
Place of Assembly	S	S	S	P		P	P			S
Place of Worship	S	S	S	P		P	P			S
Post Office		P	P	P		P	P	P	P	P
Power Plant	S							P	P	S
Public Building	P			P	P	P	P			P
Public/Private Works Facility	S	S	S	S	S	S	S	S	S	S
Pylon						S	S	S	S	S
Quarry	S							P	P	S
Rail Yard								P	P	P
Recreation Facility	S				S					
Research, Testing & Development							S	P	P	S
Resort	S									S
Restaurant, High-Turnover with Drive-Thru						P	P			P
Restaurant, High-Turnover without Drive-Thru						P	P			P

FAYETTE COUNTY ZONING ORDINANCE

	A-1	R-A	R-1	R-2	C	B-1	B-2	M-1	M-2	AH
Restaurant, Low Turnover						P	P	S	S	P
Retail/Business Store, less than 10,000 sf	S		S	P		P	P	S	S	P
Retail/Business Store greater than 10,000 sf less than 40,000 sf				S		P	P	S	S	P
Retail/Business Store greater than 40,000 sf				S		P	P	S	S	P
Rifle Range, Outdoor	S				S					S
Sanitary Landfill	S								S	S
School, public or private	P	P	P	P	P	P	P			S
Self- Service Storage Facility (miniwarehouse)				S		P	P	P	P	P
Senior Center				P		P	P			S
Social Service Agency				P		P	P			S
Stable	S				S					
Tavern Bar				S		P	P			S
Temporary Structure	P	P	P	P	P	P	P	P	P	P
Terminal, Bus/Train				P		P	P	P	P	S
Truck Stop								P	P	S
University/ College	P				P	P	P			P
Veterinary Services	S			S	S	P	P	S	S	P
Warehouse				S		S	S	P	P	P
Water Storage/Tower	S			S	S			P	P	S
Wholesale Business				P		P	P	P	P	P
Windmill/ Wind Turbine	S				S			S	S	S
Woodshop/ Millwork	S			S	S	S	S	P	P	P
All Other Uses									S	S

* AH = Airport Hazard Overlay



Home About Us Community Doing Business With Us e-Services and Forms

This List: Municipalities

Fayette County

- County Government ▶
- Court of Common ▶
- Pleas ▶
- Elected Officials ▶

Municipalities

Actions ▼

View: **DataSheet**

⊕ Municipality	Municipality URL	Telephone
Belle Vernon Boro		724-929-8080
Brownsville Boro	http://www.brownsvilleboro.com/	724-785-5761
Brownsville Township		724-785-7606
Bullskin Township		724-628-7630
Connellsville City	http://www.connellsville.org/	724-628-2020
Connellsville Township		724-628-6882
Dawson Boro		724-529-2311
Dunbar Boro		724-277-4949
Dunbar Township		724-628-1440
Everson Boro		724-887-4870
Fairchance Boro		724-564-9980
Fayette City Boro (no title)		724-326-0150
Franklin Township		724-677-2172
Georges Township		724-564-9715
German Township		724-737-5130
Henry Clay Township		724-329-4733
Jefferson Township		724-326-4772
Lower Tyrone Township		724-529-2810
Luzerne Township		724-785-5021
Markleysburg Boro	http://www.markleysburg.pa.us/	724-329-1459
Masontown Boro	http://www.masontownboro.com/	724-583-7731
Menallen Township		724-245-7108
Newell Boro		724-938-7300
Nicholson Township		724-569-2233
North Union Township	http://northuniontownship-pa.gov/Index.html	724-438-6316
Chiopyle Boro		724-329-4891
Perryopolis Boro		724-736-4441
Perry Township	http://www.perrytownship.us/	724-736-2334
Point Marion Boro		724-725-3400
Redstone Township		724-246-1910
Saltlick Township		724-455-2866
Smithfield Boro		724-569-9601
South Connellsville Boro		724-628-4860
South Union Township		724-438-5480
Springfield Township		724-455-3015
Springhill Township		724-725-5294
Stewart Township		724-329-5671
Uniontown City		724-430-2910
Upper Tyrone Township		724-887-4359
Vanderbilt Boro		724-529-2422
Washington Township		724-929-6333
Wharton Township		724-329-8503

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