

FRAZER TOWNSHIP ZONING ORDINANCE

Part 3 Zoning Districts

§27-301. Zoning Districts.

For the purposes of this Chapter, the Township is hereby divided into zoning districts which shall be designated as follows.

| | |
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| RA | Residential Agricultural District. |
| RM | Residential Moderate Density District. |
| GC | General Commercial District. |
| I | Industrial District. |
| SC | Special Conservation District. |
| CSO | Corridor Site Overlay District. |
| CPO | Corridor Perimeter Overlay District. |
| YRO | Yutes Run Overlay District. |
| AO | Airport Overlay District. |

The Overlay Districts shall be an addition to, and not a replacement for, the underlying zoning district designation for properties located within the Overlay Districts.

§27-302. Official Zoning Map.

The boundaries of the Township zoning districts hereby established are shown on the Official Township Zoning Map attached hereto and incorporated herein at Appendix A. This Zoning Map and all of the notations, references and other data shown thereon are hereby incorporated by reference into this Chapter and shall be as much a part of this Chapter as if all were fully described herein.

§27-303. Interpretation of Zoning District Boundaries.

1. Where uncertainty exists as to the boundaries of any zoning district as shown on said map, the following rules shall apply:
 - A. Zoning district boundary lines are intended to follow or be parallel to the centerline of streets, and streams and to lot or property lines as they exist on a recorded deed or plan of record in the Allegheny County Recorder of Deeds office at the time of the adoption of this Chapter, unless such zoning district boundary lines are fixed by dimensions as shown on the Zoning Map.
 - B. Where a zoning district boundary is not fixed by dimensions and where it approximately follows lot lines, rights-of-ways, road centerlines, stream channels or municipal limits, and where it does not scale more than 10 feet therefrom, such lines shall be construed to be said zoning district boundaries unless specifically shown otherwise.

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- C. Where a zoning district boundary does not follow lot lines, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the Zoning Map.
2. When there is disagreement on the location of zoning district boundaries, a determination shall be made by the Zoning Officer, with appeal from the determination of the Zoning Officer made to the Zoning Hearing Board.

§27-304. Permitted Uses, Conditional Uses and Uses by Special Exception by Zoning District.

1. The permitted uses, conditional uses and uses by special exception for each zoning district are set forth in Table 1 of this Chapter.
2. As uses in Table 1 of this Chapter:
 - A. The letter "P" denote a permitted use by right, subject to the requirements specified this Chapter and after a zoning use permit and/or zoning occupancy permit have been issued in accordance with Part 22 of this Chapter.
 - B. The letters "CU" denote a use that is permitted by conditional use, subject to the requirements specified in this Chapter and provided that the Board of Supervisors grants the conditional use approval pursuant to Part 15 of this Chapter.
 - C. The letters "SE" denote a use that is permitted by special exception, subject to the requirements specified in this Chapter and provided that the Zoning Hearing Board grants the special exception approval pursuant to this Chapter.

§27-305. Uses Not Listed as a Permitted Use, Conditional Use or Use by Special Exception in any Zoning District.

Uses which are not specifically listed as a permitted use, conditional use or use by special exception in any zoning district shall be permitted as a conditional use in the I Industrial District pursuant to the procedures and requirements of Part 15 hereof provided that the applicant demonstrates that the proposed use complies with the general standards and criteria of §27-1503 and the express standards and criteria of §27-1559.

Table 1: Permitted Uses, Conditional Uses and Uses by Special Exception by Zoning District

| Use/Zoning District | RA | RM | GC | I | SC | CSO | CPO | YRO | AO |
|---|----|----|----|----|----|-----|-----|-----|----|
| Single-Family Detached Dwelling | P | P | | | P | | | | |
| Two-Family Dwelling | P | P | | | | | | | |
| Multi-Family Dwelling | | CU | | | | | | CU | |
| Quadplex | | | | | | | | CU | |
| Planned Residential Development | | CU | | | | | | CU | |
| Adult-Oriented Business | | | | CU | | | | | |
| Aircraft or Air Industry Related Enterprise | | | | | | | | | CU |
| Agricultural Operations | P | | | | | | | | |
| Agricultural Operations on less than 10 Acres | CU | | | | | | | | |
| Animal Hospital | | | | | | | | CU | CU |
| Animal Hospital Limited | | | P | | | | | | |
| Automobile Repair Shop | | | CU | | | | CU | | CU |
| Automobile Sales and Service | | | | | | | CU | | CU |
| Bed and Breakfast | | | | | | | P | P | |
| Billboard | | | CU | CU | | CU | CU | | |
| Business Park | | | | | | P | CU | CU | |
| Business Services | | | | | | | CU | | CU |
| Campground | P | | | | | | | | |
| Car Wash | | | P | | | | | | |
| Cargo Facility | | | | CU | | | | | |
| Cemetery | CU | P | | | P | | | | |
| Child Day Care Home | | | CU | | | | | | |
| Commercial School | | | | | | | CU | CU | CU |
| Communications Tower | | | CU | CU | | | | | |
| Contractor Storage Yard | | | | P | | | | | P |
| Convenience Store | | | CU | | | | CU | | |
| Convention Center | | | | | | | CU | | |
| Correctional Facility | | | | CU | | | | | |
| Country Club/Golf Course | CU | | | | | | | | |
| Day Care Center | | | CU | | | | | | |
| Dry Cleaning Plant | | | | P | | | | | |
| Essential Services | | P | | P | | P | P | P | P |
| Financial Institution | | | | | | P | CU | | CU |
| Flex Space | | | | CU | | | CU | CU | CU |
| Forestry | P | P | P | P | P | | | | |

KEY: P Permitted Use; CU Conditional Use; SE Use by Special Exception.

Table 1: Permitted Uses, Conditional Uses and Special Exception by Zoning District

| Use/Zoning District | RA | RM | GC | I | SC | CSO | CPO | YRO | AO |
|---|----|----|----|----|----|-----|-----|-----|----|
| Funeral Home | | | CU | | | | | | |
| Gasoline Station | | | CU | | | | CU | | |
| Group Residence | P | P | | | | | | | |
| Heavy Manufacturing | | | | CU | | | | | |
| Hospital | | | | | | | CU | | |
| Hotel/Motel | | | | | | P | CU | | |
| Incubator Facility | | | | CU | | | CU | CU | CU |
| Institutional Facility | | | CU | | | | | | |
| Junkyard | | | | CU | | | | | |
| Kennel | CU | | | | | | | | |
| Laundromat | | | P | | | | | | |
| Light Manufacturing | | | | CU | | | | | CU |
| Media Services | | | | CU | | | CU | | |
| Medical Clinic | | | | CU | | CU | | | |
| Medical Office | | | | | | P | CU | CU | CU |
| Medical Office Limited | | | P | | | | | | |
| Mineral Extraction | CU | | | CU | | | | | |
| Mixed Use Development | | | | | | | CU | CU | |
| Mobile Home Park | CU | | | | | | | | |
| Movie Theater | | | | | | P | | | |
| Nightclub | | | | CU | | | | | |
| Nursery | | | | | P | | | | |
| Nursing Home | | | | | | | | CU | CU |
| Outdoor Storage | | | | CU | | | | | |
| Park and Playground | P | | | | P | | | | |
| Parking Lot | | | | | | CU | CU | | CU |
| Personal Services | | | | | | P | CU | | |
| Personal Services Limited | | | P | | | | | | |
| Place of Worship | | P | P | | | P | | | |
| Private Club | | | P | | | | | | |
| Professional Office | | | | | | P | CU | CU | CU |
| Professional Office Limited | | | P | | | | | | |
| Public or Private School | | P | P | | | | | | |
| Public Parking Lot and Parking Garage | | | P | | | | | | |
| Recreation Facility | CU | | | | | | | | |
| Research and Development | | | | CU | | | CU | | CU |
| Residences and/or General Office on Second and/or Third Floor of a Commercial Establishment | | | P | | | | | | |
| Resort Facility | CU | | | | | | CU | | |
| Restaurant | | | | | | CU | CU | | CU |
| Retail Center Limited | | | P | | | | | | |
| Retail Center, Community | | | | | | P | CU | | |
| Retail Center, Local | | | | | | | CU | | CU |

KEY: P Permitted Use; CU Conditional Use; SE Use by Special Exception.

Table 1: Permitted Uses, Conditional Uses and Uses by Special Exception by Zoning District

| Use/Zoning District | RA | RM | GC | I | SC | CSO | CPO | YRO | AO |
|---|----|----|----|----|----|-----|-----|-----|----|
| Retail Center, Regional | | | | | | P | | | |
| Self-Storage Facility | | | | P | | | | CU | CU |
| Township Facility | P | P | P | P | P | | | | |
| Transportation Maintenance Terminal | | | | CU | | | CU | | CU |
| University/College | | | | | | | CU | | |
| Veterinary Office | | | | | | | | CU | CU |
| Veterinary Office Limited | | | P | | | | | | |
| Warehouse | | | | CU | | | CU | | CU |
| Wholesale | | | | CU | | | CU | | CU |
| Wind Farm | | | | CU | | | | | |
| Woodshop/Millwork | | | | P | | | | | |
| All Other Uses Not Specifically Listed in any Zoning District | | | | CU | | | | | |

KEY: P Permitted Use; CU Conditional Use; SE Use by Special Exception