

BOROUGH OF LIGONIER
COUNTY OF WESTMORELAND
COMMONWEALTH OF PENNSYLVANIA

Ordinance No. 564

AN ORDINANCE AMENDING THE LIGONIER BOROUGH
ZONING ORDINANCE NO. 545

BE IT ORDAINED, and it is hereby enacted and ordained by the Council of the Borough of Ligonier in session lawfully assembled as follows:

SECTION I

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph A (Residential Use), number 15 is hereby amended to delete “Apartment, Conversion”, as a Conditional Use in the R-1, R-2 and VR Zoning Districts.

SECTION II

The definition of “APARTMENT, CONVERSION”, in §2009-200 is hereby amended to read as follows:

APARTMENT, CONVERSION: “An existing principal building on lot previously either residential or non-residential, that is converted to a dwelling for not more than two families, without substantially altering the exterior of the building”.

SECTION III

The definition of “GRANNY FLAT”, in §2009-200 is hereby amended to read as follows:

GRANNY FLAT – a residential suite to the principal dwelling of a lot where said suite is contained within an accessory structure (either attached or detached) and normally having its own entrance, kitchen, bathroom and living area. The owner of said lot on which a Granny Flat exists shall reside on said lot.

SECTION IV

Subsection A.9 of §2009-309 (Accessory Buildings/Structures) is hereby amended to read as follows:
A.9. Granny Flat.

SECTION V

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph A (Residential Use) is hereby amended to add as number 16 “Granny Flat” as a Conditional Use in R-1, R-2, R-3, R-4 and VR Zoning Districts.

SECTION VI

§2009-309, Paragraph C, number 2 (c) is hereby amended to change the height of fences from “no greater than forty-two (42”) inches” to “no greater than forty-eight (48”) inches”.

SECTION VII

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph B, 59A (Office Professional), 59B (Office, Medical Low Intensity) and 59C (Office, Medical High Intensity) are each amended from "C" (Conditional Use) to "P" (Permitted Use) in the C2 Zoning District.

SECTION VIII

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph B, 65 (Plumbing, Heating and Electrical Shops) is hereby amended to add "C" (Conditional Use) in the C2 Zoning District.

SECTION IX

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph B, 67 (Printing Shop) is hereby amended to add "P" (Permitted Use) in the C3 Zoning District.

SECTION X

§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph B, 44 (Home-based Business/Occupation, Low Impact) is hereby amended to add "C" (Conditional Use) in the C2 Zoning District.

SECTION XI


§2009-305 titled Land Uses, Table I, Land Use Table, Subparagraph B, 45 (Home-based Business/Occupation, No Impact) is hereby amended to add "P" (Permitted Use) in the C2 Zoning District.

SECTION XII

All other provisions of the Zoning Ordinance of the Borough of Ligonier shall remain in effect and unchanged.

ENACTED and ordained this 12 day of MAY, 2016.

ATTEST:


Paul A. Fry
Secretary

BOROUGH OF LIGONIER

By: James Donnell
President of Council

Examined and approved this 12 day of MAY, 2016.

Damond R. Bellas
Mayor