

Significant Changes to the North Fayette Township Zoning Ordinance

Last Revised 2/24/2021

Page	Section	Comment
4	202	'Accessory Agricultural Buildings' definition added.
4	202	'Accessory Dwelling Unit' definition added.
4	202	'Adaptive Reuse' definition added
4	202	'Adjacent Property' definition added.
5	202	'Airport' definition added.
5	202	'Airport Control Tower' definition added.
5	202	'Airport Elevation' definition added.
5	202	'Airport Hazard' definition added.
5	202	'Airport Hazard Area' definition added.
5	202	'Alley' definition added.
5	202	'Alterations' definition added.
5	202	'Ambient Noise Level' definition added.
5	202	'Ambulance Station' definition added.
5	202	'Amphitheater' definition added.
6	202	'Amusement Arcade' definition added.
6	202	'Amusement Device' definition added.
6	202	'Amusement Park' definition added.
6	202	'Animal Day Care' definition added.
6	202	'Animal Hospital and Veterinarian Services' definition added.
6	202	'ANSI' definition added.
6	202	'Apartment' definition added.
6	202	'Application for Development' definition added.
6	202	'Appurtenances' definition added.
7	202	'Aquarium/Zoo' definition added.
7	202	'Architectural Easement' definition added.
7	202	'Architectural Footprint' definition added.
7	202	'Area, Site' definition added.
7	202	'Art Gallery' definition added.
7	202	'Arts & Craft Studio' definition added.
7	202	'Asphalt/Concrete Plant' definition added.
7	202	'Assisted Living Facility' definition added.
7	202	'Auditorium' definition added.
7	202	'Authority' definition added.

27:248	Former Section 1402	'Auto Auction' definition deleted.
7	202	'Barn' definition added.
8	202	'Best Management Practices' definition added.
8	202	'Best Management Practices, Oil and Gas Operations' definition added.
8	202	'Beverage Distributor' definition added.
8	202	'Brewery' definition added.
8	202	'Broadcast and Relay Towers' definition added.
9	202	'Building Code' definition added.
9	202	'Building Façade' definition added.
9	202	'Building Front' definition added.
9	202	'Building, Principal' definition added.
9	202	'Build-To Line' definition added.
9	202	'Bus or Truck Maintenance Facility' definition added.
10	202	'Car Wash Types' definitions added.
10-11	202	'Care Facilities and Senior Housing' and 'Types of': definitions added.
11	202	'Carport' definition added.
11	202	'Catering/Event Venue' definition added.
11	202	'Catering Facility' definition added.
11	202	'Church' definition added.
12	202	'Closed-Loop System' definition added.
12	202	'Clubs/Lodges' definition added.
12	202	'Cluster' definition added.
12	202	'College/University' definition added.
12	202	'Commercial Communications Tower' definition added.
12-13	202	'Commercial Motor Vehicle Repair' definition added.
13	202	'Community Center' definition added.
13	202	'Community Food Bank' definition added.
13	202	'Completion of Drilling, Re-Drilling, and Re-Working' definition added.
13	202	'Complimentary Agritourism Enterprise' definition added.
27:251	Former Section 1402	'Comprehensive Transportation Network' definition deleted.
13	202	'Conference Center' definition added.
13	202	'Conical Surface (Zone)' definition added.
13	202	'Construction-Related Business' definition added.
13	202	'Construction Standards' definition added.
14	202	'Conversion Dwellings' definition added.

14	202	'Correctional Facility' definition added.
14		'County Planning Agency' definition added.
27:252	Former Section 1402	'Country Club/Golf Course' definition deleted.
14	202	'Day Care Center' was divided into 'Day Care Center, Adult' and 'Day Care Center, Child'
14	202	'Decibel (dBa)' definition added.
14	202	'Deck' definition added.
15	202	'Dedicated Open Space or Recreation Land' definition added.
15	202	'Department' definition added.
15	202	'Department of Real Estate' definition added.
15	202	'Determination' definition added.
15	202	'Development' definition added.
15	202	'Director of Planning (Director)' definition added.
15	202	'Distillery' definition added.
15	202	'Distributed Antenna Systems (DAs)' definition added.
15	202	'Distribution Center' definition added.
16	202	'Drilling' definition added.
16	202	'Drilling Pad' definition added.
16	202	'Drilling Site' definition added.
16	202	'Duplex Dwelling Type' definition added
17	202	'Manufactured Home' definition added.
17	202	'Row House' definition added.
17-18	202	'Educational Institution' definition added.
18	202	'Electrical Notice' definition added.
18	202	'Emergency Operations Center (EOC)' definition added.
18	202	'Employee Cafeteria/Dining Room' definition deleted.
18	202	'Emergency Shelter' definition added.
18	202	'Enforcement Notice' definition added.
18	202	'EPA' definition added.
18	202	'Exhibitions and Art Galleries' definition added.
19	202	'Exploration' definition added.
19	202	'Farmers Market' definition added.
27:255	Former Section 1402	'Farm with Retail Store' definition deleted.
27:255	Former Section 1402	'Farm without Retail Store' definition deleted.
19	202	'Fence' definition added.
19	202	'Fire Station' definition added.

19	202	'Flag' definition added.
27:255	Former Section 1402	'Floodplain, Approximate 100-Year' definition deleted.
19	202	'Floodplain' definition added.
19	202	'Floodplain Management Ordinance' definition added.
20	202	'Floor Area, Gross (GFA)' definition added.
20	202	'Floor Area, Net' definition added.
20	202	'Flowback Water' definition added.
20	202	'Footcandle' definition added.
20	202	'Fracture or Fracking' definition added.
21	202	'Fresh Water' definition added.
21	202	'Garage, Attached Nonresidential' definition added.
21	202	'Garage, Attached Residential' definition added.
21	202	'Garage, Private' definition added.
21	202	'Garden Center' definition added.
21	202	'Gas/Fuel Station' definition added.
21	202	'Gas Well' definition added.
21	202	'Gazebo' definition added.
21	202	'Golf Course' definition added.
22	202	'Golf Driving Range' definition added.
22	202	'Governing Body' definition added.
22	202	'Grading Ordinance' definition added.
22	202	'Grain Silo' definition added.
22	202	'Greenhouse/Nursery' definition added.
22	202	'Groundwater' definition added.
23	202	'Hazardous Waste Recycling Facility' definition added.
23	202	'Hearing' definition added.
23	202	'Height, Building' definition added.
23	202	'Height of a Structure' definition added.
24	202	'Historic Structure' definition added.
24	202	'Homeowners Association (HOA)' definition added.
24	202	'Horizontal Surface (Zone)' definition added.
24	202	'Hotel' definition added.
25	202	'Hydraulic Fracturing (Fracking)' definition added.
25	202	'Imminent Development' definition deleted.
27:258	Former Section 1402	'Incinerator' definition deleted.
25	202	'Injection Well' definition added.

25	202	'Internal Driveway System' definition added.
25	202	'Kennel' definition added.
25	202	'Laboratory' definition added.
27:259	Former Section 1402	'Land Use Administrator' definition deleted.
26	202	'Laundromat' definition added.
27	202	'Legal Non-Conforming' definition added.
27:259	Former Section 1402	'Level of Service' definition deleted.
27	202	'Library' definition added.
27	202	'Live-Work Units' definition added.
28	202	'Lumber Yard' definition added.
28	202	'Magistrate Office and Court' definition added.
28	202	'Mailed Notice' definition added.
28	202	'Manufactured Home' and 'Tiny House' definitions added.
28	202	'Manufactured Home Lot,' 'Manufactured Home Park,' and 'Manufactured Home Sales' definitions added.
28	202	'Manufacturing' definitions updated. 'Manufacturing Facility, Heavy' definition added.
29	202	'Manufacturing Facility, Light' definition added to replace "Light Manufacturing" definition.
29	202	'Manure Management Manual' definition added.
29	202	'Manure Management Plan' definition added.
29	202	'Medical Marijuana' definition added.
29-30	202	'Medical Marijuana Dispensary' definition added.
30	202	'Medical Marijuana Grower/Processor' definition added.
30	202	'Micro-Distillery' definition added.
30	202	'Mineral Removal' was amended to include Mineral development and types definitions.
31	202	'Mobile Home,' 'Mobile Home Lot,' and 'Mobile Home Park' definitions were deleted.
31	202	'Mixed Use' definition added.
31	202	'Municipal Building' definition added.
27:262	Former Section 1402	'Natural Drainage Area' definition deleted.
31	202	'Nature Preserve' definition added.
31	202	'Non-Tower Wireless Communication Facility' definition added.
31	202	'Nursing Home' definition added.
33	202	'Occupancy' definition added.
34	202	'Oil and Gas Compressor Station' and 'Oil and Gas Processing Plant' definitions added.
34	202	'Open Burning' definition added.

35	202	'Park, Public or Semipublic' definition added.
35	202	'Park and Ride Facility' definition added.
35	202	'Parking Lot, Commercial,' Parking Structure, Accessory,' 'and 'Parking Structure, Commercial' definitions added.
35	202	'Patio' definition added.
35	202	'Pawn Shop' definition added.
35	202	'Pedestrian Gathering Area' definition added.
35	202	'Pedestrian Pocket' definition added.
35	202	'Pet Pocket' definition added.
36	202	'Persons' definition added.
27:266	Former Section 1402	'Place of Assembly' definition deleted
36	202	'Planning Agency, County' definition added.
37	202	'Plat' definition added.
37	202	'Pole-Mounted/Shared Use Communications Facility' definition added.
37	202	'Police Station' definition added.
37	202	'Porch' definition added.
37	202	'Post Office' definition added.
37	202	'Primary Surface (Zone)' definition added.
37	202	'Professional Consultant' definition added.
38	202	'Radio or Television Transmitter' definition added.
38	202	'Railroad Facility' definition added.
38	202	'Railroad Freight Transloading and Distribution Terminal' definition added.
39	202	'Recreational Vehicle' definition added.
39	202	'Re-Drill' definition added.
39	202	'Regional Planning Agency' definition added.
39	202	'Registered Professional' definition added.
39	202	'Rehabilitation Facility' definition added.
39	202	'Renewable Energy Source' definition added.
40	202	'Repossession Business' definition added.
27:269	Former Section 1402	'Restaurant, High Turnover' and 'Restaurant, Low Turnover' definitions deleted.
40	202	'Retirement Housing Facility' definition added.
40	202	'Re-Work' definition added.
40	202	'Roadside Stand, Accessory' definition added.
40	202	'Roadside Stand, Principal' definition added.
41	202	'Rooming House' definition added.
41	202	'Runway' definitions added.

41	202	'Salt Storage Facility' definition added.
41	202	'Salvage/Junk Yard' definition added.
41	202	'Self-Storage Facility' definition added.
27:270	Former Section 1402	'Selection Method' definition deleted.
42	202	'Setback' definitions added.
42	202	'Sewage Treatment Plant' definition added.
42	202	'Shed' definition added.
42	202	'Short-Term Rental' definition added.
43-47	202	'Signs' definitions updated.
48	202	'Skilled Nursing Facility' definition added.
48	202	'Solar Collection System' definition added.
48	202	'Solar Energy Production Facility, Large' definition added.
48	202	'Solar Energy System, Small' definition added.
48	202	'Solar Related Equipment' definition added.
48	202	'Solid Waste Combustor or Incinerator' definition added.
49	202	'Solid Waste Landfill Facility' definition added.
49	202	'Solid Waste Transfer Station' definition added.
49	202	'Sound Level' and 'Sound Level Meter' definition added.
49	202	'Specialized Industrial Facility' definition added.
49	202	'Stack' definition added.
50	202	'Storage Building' definition added.
50	202	'Storage Yard, Accessory' and 'Storage Yard, Principal' definitions added.
50	202	'Stormwater Management Facilities' and 'Stormwater Management Ordinance' definitions added.
51	202	'Street' definitions added.
51	202	'Subdivision' definition added.
52	202	'Supplementary Agritourism Enterprise' definition added.
27:276	Former Section 1402	'Swap Meet' definition deleted.
52	202	'Swimming Pool' definition added.
52	202	'Taxi and Limousine Service' definition added.
53	202	'Theater, Drive-In' definition added.
53	202	'Tiny House' definition added.
53	202	'Tower-Based Wireless Communications Facility' definition added.
53	202	'Towing and Other Road Services' definition added.
53	202	'Township Community Development Director' definition added.
54	202	'Trailer, Sales or Construction' definition added.

54	202	'Transferable Development Rights' definition added.
54	202	'Transitional Surface (Zone)' definition added.
54	202	'Tree' definition added.
54	202	'Tree Preservation Plan' definition added.
54	202	'Turbine Height' definition added.
54	202	'Truck Terminal' definition deleted.
54-55	202	'Urban Agriculture, Principal' definition added.
55	202	'Use' definitions updated.
55	202	'Water Impoundment, Fresh' definition added.
56	202	'Water Impoundment, Waste' definition added.
56	202	'Water Intake Wells' definition added.
56	202	'Well' definitions added.
56	202	'Wind' definitions added.
58	202	'Zoning Hearing Board Solicitor' definition added.
64-68	305	Modified Table of Authorized Principal Uses (Table 1)
69-70	305	Developed Table of Authorized Accessory Uses (Table 2)
71-72	305	Residential Zoning District and Residential Use Area and Bulk Regulations (R-1, R-2, and MU) updated (Table 3).
73-74	305	Nonresidential Zoning District Area and Bulk Regulations (MU, CE, B-1, B-2, I-1, and I-2) updated (Table 4).
75-76	306	Fencing regulations updated in Section 306.F.1.; language clarified re: may go up to the property line; height of fencing in front yard increased from 3 feet to 3.5 feet.
81-82	306	Screening and Bufferyards – language added re: use of existing vegetation and grading differentials for bufferyard requirements.
90-92	308	Protection of Trees and Woodlands section added.
113-114	604	'Accessory Dwelling Unit' was added as a conditional use in R1, R2, and MU.
114-115	605	'Adaptive Reuse' was added as a conditional use in R1, R2, MU, CE, B1, and B2.
116	607	'Airport' was added as a conditional use in I2.
116-117	608	'Airport Control Tower' was added as a conditional use in I2.
117	609	'Ambulance Station' was added as a conditional use in all Districts.
117	610	'Amphitheater' was added as a conditional use in CE and B1.
118	611	'Amusement Arcade' was added as a conditional use in B2.
118	612	'Amusement Park' was added as a conditional use in B2.
118-119	613	'Animal Day Care' was added as a conditional use in B1 and B2.
119	614	'Animal Grooming Facility' was added as a conditional use in MU and B1.
119	615	'Animal Hospital and Veterinarian Services' was added as a conditional use in MU and B1.
120	616	'Aquarium/Zoo' was added as a conditional use in B2.

120-121	617	'Asphalt/Concrete Plant' was added as a conditional use in I2.
121	618	'Auditorium' was added as a conditional use in CE, B1, and B2.
121-122	619	'Bank/Financial Institution' was added as a conditional use in MU.
126	622	'Boarding House' was added as a conditional use in I1.
126	623	'Brewery' was added as a conditional use in B2 and I1.
126	624	'Bus or Truck Maintenance Facility' was added as a conditional use in B2 and I1.
128-139	627	'Care Facilities and Senior Housing' was added as a conditional use in R2, B1, and B2.
129-130	628	'Catering/Event Venue' was added as a conditional use in R1 and B1.
130	629	'Cemetery and Mausoleum' was added as a conditional use in R1.
130	630	'Clubs or Lodges' was added as a conditional use in R1 and R2.
130-131	631	'College or University' was added as a conditional use in CE.
131	632	'Commercial Motor Vehicle Repair' was added as a conditional use in I1 and I2.
132	633	'Commercial Recreation, Indoor' was added as a conditional use in CE, B1, and B2.
132	634	'Commercial Recreation, Outdoor' was added as a conditional use in CE, B1, and B2.
133	635	'Community Center' was added as a conditional use in R1, R2, MU, CE, B1, B2, and I1.
133	636	'Construction Related Business' was added as a conditional use in MU, B1, and B2.
133	637	'Convenience Store' was added as a conditional use in MU, B1, and B2.
134	638	'Correctional Facility' was added as a conditional use in CE.
134	639	'Day Care, Adult' was added as a conditional use in MU and CE.
135	640	'Day Care, Child' was added as a conditional use in MU and CE.
136	642	'Distillery' was added as a conditional use in MU, B1, and B2.
136-137	644	'Drive-Through Facility' was added as a conditional use in B1 and B2.
141-142	646	'Educational Institution' was added as a conditional use in CE.
142	647	'Farmer's Market' was added as a conditional use in R1 and R2.
142	648	'Fire Station' was added as a conditional use in all Districts.
143	649	'Fitness Center' was added as a conditional use in MU.
145-146	652	'Funeral Home/Crematorium' was added as a conditional use in MU.
146	653	'Garden Center' was added as a conditional use in B1, B2, I1, and I2.
146	654	'Gas/Fuel Station' was added as a conditional use in MU, B1, and B2.

147	656	'Golf Driving Range' was added as a conditional use in MU, B1, and B2.
148	657	'Greenhouse/Nursery' was added as a conditional use in B2, I1, and I2.
149	659	'Hazardous Waste Recycling Facility' was added as a conditional use in I2.
155	665	'Kennel' was added as a conditional use in B1 and B2.
155-156	666	'Laboratory' was added as a conditional use in B2.
158	668	'Laundromat' was added as a conditional use in MU and B1.
158-159	669	'Library' was added as a conditional use in all Districts.
159	670	'Live-Work Units' was added as a conditional use in MU, B1, and B2.
159-190	671	'Magistrate Office and Court' was added as a conditional use in CE, B1, and B2.
160	672	'Medical Marijuana Dispensary' was added as a conditional use in MU, B1, and B2.
160-161	673	'Medical Office, High Intensity' was added as a conditional use in MU and B1.
161	674	'Medical Office, Low Intensity' was added as a conditional use in MU.
161	675	'Micro-brewery' was added as a conditional use in MU, B1, and B2.
161	676	'Micro-distillery' was added as a conditional use in MU, B1, and B2.
162-164	677	'Mineral Development' was added as a conditional use in R1, CE, B1, B2, I1, and I2.
164-165	680	'Municipal Building' was added as a conditional use in all Districts.
165-169	681	'Natural Gas Compressor Station' was added as a conditional use in I1 and I2.
169-173	682	'Natural Gas Processing Plant' was added as a conditional use in I1 and I2.
173-177	684	'Oil and Gas Compressor Station' was added as a conditional use in R1, I1, and I2.
177-180	685	'Oil and Gas Processing Plant' was added as a conditional use in R1, I1, and I2.
192-193	687	'Parking Lot, Commercial' was added as a conditional use in MU, CE, B1, and B2.
193	688	'Parking Structure, Commercial' was added as a conditional use in CE and B2.
194	690	'Pharmacy' was added as a conditional use in MU, B1, and B2.
196	693	'Police Station' was added as a conditional use in all Districts.
196-197	694	'Public Utility Building and Public Utility Transmission Facility' was added as a conditional use in R1, R2, B1, and B2.
197	695	'Railroad Facility' was added as a conditional use in B2 and I2.
197	696	'Railroad Freight Transloading and Distribution Terminal' was added as a conditional use in I2.
197-198	697	'Recycling Business' was added as a conditional use in I1.
198	698	'Repossession Business' was added as a conditional use in I1 and I2.

199	699	'Research and Development' was added as a conditional use in B2.
199-200	699.01	'Restaurant' was added as a conditional use in MU and B1.
200-201	699.02	'Restaurant, Take-out Only' was added as a conditional use in MU and B1.
203-204	699.05	'Retail Store (greater than 20,000 SF)' was added as a conditional use in B2.
204	699.06	'Roadside Stand, Principal' was added as a conditional use in MU, B1, and B2.
204	699.07	'Salt Storage Facility' was added as a conditional use in I1 and I2.
204-205	699.08	'Salvage/Junkyard' was added as a conditional use in I2.
205	699.10	'Service Station' was added as a conditional use in MU, B1, and B2.
206	699.11	'Shopping Center' was added as a conditional use in MU, B1, and B2.
206	699.12	'Short-term Rental, Principal' was added as a conditional use in B2.
206	699.13	'Skilled Nursing Facility' was added as a conditional use in MU, B1, and B2.
207-208	699.14	'Solar Energy Facility, Large' was added as a conditional use in I2.
209-210	699.15	'Solid Waste Facilities (Combustor/Incinerator, Landfill Facility, or Transfer Station)' was added as a conditional use in I2.
210-211	699.16	'Stable, Commercial' was added as a conditional use in R1.
211-212	699.17	'Storage Yard' was added as a conditional use in I1 and I2.
212-213	699.18	'Tattoo Parlor' was added as a conditional use in MU.
213	699.19	'Tavern or Bar' was added as a conditional use in MU, B1, and B2.
213-214	699.20	'Theater' was added as a conditional use in B2.
214	699.21	'Theater, Drive In' was added as a conditional use in B2.
214	699.22	'Towing or Other Road Services' was added as a conditional use in B2 and I1.
215-216	699.24	'Vehicle Rental Facility' was added as a conditional use in B2.
219-220	699.30	'Wholesale Business' was added as a conditional use in CE and B1.
225	Article VII	There are no longer any uses by special exceptions - "Article VII: Standards and Criteria for Uses by Special Exception" was included as a placeholder in case special exception uses are added back in through an amendment after the new ordinance has been adopted .
227	Article VIII	Combined Former Part 4 (Supplemental Regulations) and Part 9 (Performance Standards) into Article VIII: Supplemental Regulations and Performance Standards
238-243	Table 12	Minimum Vehicle Spaces updated.
237-242	903.F & Table 12	Minimum Vehicle Spaces now determined by parking needs analysis (previously determined by Planning Commission).
243-245	904	Additional Off-Street Parking language added.
252	1005.A.2.d	Language added stating that temporary political signs are excluded from public spaces and ROWs.

254	1007.H	Language added stating that signs shall not be placed, carried, or worn by vehicles or people.
265-284	Article XI	Article XI: Wireless Communications Facilities addition (per previous amendment)
283-304	Article XII	Article XII: Planned Residential Development moved here.
293, 302-303	1203.I, 1211.F & G	Added language regarding pet pockets, pedestrian pockets, and HOAs.
287	1202.D.11	Added renewable energy statement.
296	1206.A.3	Language added listing other permitted uses in PRDs (clubhouse, common open space, parks, and playgrounds)
299	1209	Cul-de-sac language added.
301	1211 (Table 18)	PRD Area and Bulk Regulations Table updated.
303	1211.I	Added language requiring stamped concrete crosswalks.
253	1006	Added balloons, blow-up signs, arrays, and the like and flags other than governmental as prohibited signs.
255	1008 (Table 15)	Wall sign 300 sq ft maximum per business in building language updated.
259	1008 (Table 17)	Ground sign maximum 8 foot height in development plan identification language added.
331	1506.D.6	Enforcement notice fines changed from \$500 to \$1,000.
345-347		Update of Appendix A: Bufferyards
348-350		Addition of Appendix B: Lot Graphics/Standards
351-360		Addition of Appendix C: Sign Examples
360-365		Addition of Appendix D: Design Examples
285-388		Addition of Appendix E: Street Trees
Zoning District Changes:		
61	303	R-R (Rural Residential) combined with R-1 (Low Density Residential) to create R-1 (Single-Family Residential)
27:51-27:53	Former Section 27-404	R-2 (Suburban Residential), R-3 (Medium Density Residential), and R-4 (High Density Residential) combined to create R-2 (Suburban Residential)
62	303	V (Village) was deleted and updated to MU (Mixed Use District).
	Former Part 6	TC (Town Center) was deleted.
27:63-27:80	Former Part 6	PNRD (Planned Nonresidential Development) Overlay District was deleted. PNRD is now a use and not an overlay.
27:80-27:94	Former Part 6	PRD (Planned Residential Development) Overlay District was deleted. PRD is now a use and not an overlay.
27:94-27:96	Former Part 6	RO (Road) Overlay District was deleted.
105-110	503	SE (Streetscape Enhancement) Overlay District was added.
Official Zoning Map Changes:		
		Streetscape Overlay District addition (at Five Points Intersection, along Steubenville Pike, West Steuben Street, Chauvet Drive, Park Lane Drive, Summit Park Drive, and Market Place Drive)
		PRDs included: Bright Oaks Canterbury Woods Fayette Farms

		Lincoln Highlands Princeton Place
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