

ZONING ORDINANCE

ENACTED: April 13, 2026

GREENVILLE BOROUGH

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ORDINANCE NO. 1676

AN ORDINANCE OF THE BOROUGH OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA TO AMEND THE CODE BY DELETING AND REPEALING CHAPTER 550 ZONING AND REPLACING WITH CHAPTER 550 ZONING.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Borough of Greenville, Mercer County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same as follows:

SECTION 1: The following parts of the Zoning Regulations are here by amended as set forth in the attached pages:

Article I – Short Title, Purpose, Scope, Community Development Objectives and Interpretation

Article II – Zoning Districts

Article III – Residential Zoning Districts

Article IV – Public/Institutional Zoning District

Article V – Central Business Zoning District

Article VI – Mixed-Use Zoning District

Article VII – Light Manufacturing Zoning District

Article VIII – Industrial Zoning District

Article IX – Additional Criteria for Permitted Uses

Article X – Supplementary Regulations

Article XI – Parking and Loading Regulations

Article XII – Signs

Article XIII – Nonconforming Uses, Structures, and Lots

Article XIV – Administration and Enforcement

Article XV – Zoning Hearing Board

Article XVI – Terminology


SECTION 2. The attached map and table list the rezoning districts and defined usage of the Borough of Greenville, Mercer County Pennsylvania.

SECTION 3. This Ordinance shall become effective within 30 days upon passage.

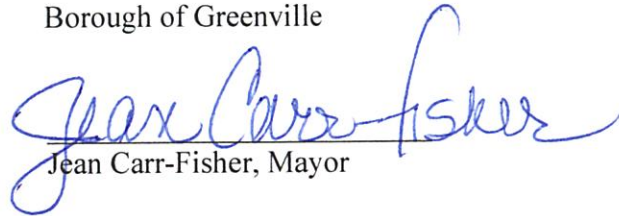
ORDAINED AND ENACTED THIS 13th DAY OF APRIL, 2026.

ATTEST:

Borough of Greenville



Amy Hollowell,
Acting Borough Manager



Jean Carr-Fisher, Mayor

Article I
Short Title, Purpose, Scope, Community Development Objectives and Interpretation

§ 550-1 Short title.

- A. This chapter shall be known and may be cited as the Borough of Greenville Zoning Ordinance, hereinafter referred to as the "Zoning Ordinance."
- B. The accompanying map is hereby declared to be a part of this chapter and shall be known and may be cited as the "Borough of Greenville Zoning Map," hereinafter referred to as the "Zoning Map."

§ 550-2 Purpose.

- A. The regulations of this chapter are made in accordance with a Comprehensive Plan and designed to achieve the following purposes:
 - 1. Promote orderly development. To protect the character and maintain the stability of residential, business, and manufacturing areas within the Borough, and to promote the orderly and beneficial development of such areas.
 - 2. Limit street congestion. To limit congestion in the public streets and to protect the public safety and convenience by providing for off-street parking of motor vehicles, and for the loading and unloading of commercial vehicles.
 - 3. Protect against hazards. To provide protection against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort, and the general welfare.
 - 4. Regulate intensity of use. To regulate the intensity of use of zone lots, and to determine the area of open spaces surrounding buildings and structures which are necessary to provide adequate light and air circulation around buildings, privacy, and convenience of access to property, and to avoid undue concentration of population.
 - 5. Provide adequate facilities. To facilitate the adequate provision of housing, commercial, and industrial development, transportation, water supply, sewerage, schools, parks, and other public requirements.
 - 6. Establish standards of development. To fix reasonable standards to which buildings or structures shall conform.
 - 7. Prohibit incompatible uses. To prohibit uses, buildings, or structures which are incompatible with the character of development or the permitted uses within specified zoning districts.
 - 8. Regulate alterations of existing buildings. To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder.

Article I: Short Title, Purpose, Scope, Community Development Objectives and

Interpretation

9. Conserve taxable value of land. To conserve the taxable value of land and buildings by encouraging the most appropriate use of land throughout the Borough.
- B. Such regulations are also made with reasonable consideration, among other factors, to the character of the districts hereinafter set forth and their peculiar suitability for particular uses, and with a view to encouraging the most appropriate use of land throughout the Borough.

§ 550-3 Scope.

This chapter establishes zoning districts and permits, prohibits, regulates, restricts, and determines within these districts and the boundaries of the Borough of Greenville:

- A. Uses of land, watercourses, and other bodies of water.
- B. Size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures.
- C. Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures.
- D. Density of population and intensity of use.
- E. Protection and preservation of natural resources and agricultural land and activities.

§ 550-4 Community development goals and objectives.

This chapter has been developed as a legislative and administrative tool to help the Borough Council and Planning commission carry out the general development goals and objectives as prescribed in the Greenville Borough Comprehensive Plan and contained in Section 1, Volume II, of said Plan. A generalized summary of these community development goals and objectives follow:

- A. Overall goal. It is the overall goal of the Borough of Greenville to develop and preserve a pleasant, attractive, healthy, safe, and convenient environment for living, working, shopping, and relaxing.
- B. Land use. To provide and perpetuate a land use pattern which includes a wide variety of interrelated land uses in proper proportion, which is able to function efficiently, which features an optimum degree of compatibility between land uses and between development and the natural environment, and which enhances the orderly timing of development.
- C. Environmental. To preserve and enhance the natural and cultural environment of Greenville so that people and nature will exist in productive harmony.
- D. Esthetic. To enrich the lives of all residents by striving to improve the esthetic quality and visual impact of the man-made environment and by preserving and enhancing the natural environment.

Article I: Short Title, Purpose, Scope, Community Development Objectives and

Interpretation

- E. Transportation, traffic, and circulation. To provide the safe and convenient circulation and movement of goods and people within the community and to points beyond utilizing all methods practical.
- F. Economy. To establish diversified and enduring economic structure which provides residents with a variety of employment opportunities while at the same time preserving a healthful, secure, and pleasant residential environment.
- G. Housing. Provide adequate housing for all the residents of Greenville.
- H. Community facilities and services. Provide facilities, services, and utilities of the quantity and quality necessary to meet the physical, social, cultural, recreational, and esthetic needs of the community and to do so in a timely and fiscally responsible manner.
- I. Energy conservation. To promote the conservation of energy in every way possible as a matter of serious public concern.
- J. Historical preservation. To preserve Greenville's historical heritage for the enjoyment, enrichment, and education of future generations, and to engender and perpetuate an appreciation and respect for Greenville's early efforts and achievements.

§ 550-5 Interpretation.

In interpreting the language of this chapter, to determine the extent of the restriction upon the use of the property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the governing body, in favor of the property owner and against any implied extension of the restriction.

Article II Zoning Districts

§ 550-6 Borough zoning districts.

The Borough of Greenville is hereby divided into the following zoning districts:

District Title	District Abbreviation
Residential Zoning District	R-1
Residential Multi-Family Zoning District	R-2
Public Institutional Zoning District	PI
Mixed Use Zoning District	MU
Central Business Zoning District	C
Light Manufacturing Zoning District	LM
Industrial Zoning District	I

§ 550-7 Boundaries of zoning districts.

The boundaries of zoning districts shall be as shown upon the Zoning Map. Where uncertainty exists with respect to the boundaries of the various zoning districts, the following rules shall apply:

- A. Where a zoning district boundary approximately follows the center line of a street or alley, the center line of such street or alley shall be interpreted to be the zoning district boundary.
- B. Where a zoning district boundary approximately parallels a street lot line or alley lot line, the boundary shall be interpreted as being parallel to it and at such distance from it as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the Zoning Map.
- C. Where a zoning district boundary approximately follows a lot line, the lot line shall be interpreted to be the zoning district boundary.
- D. Where a zoning district boundary follows a body of water, the boundary shall be interpreted to be as the limit of the jurisdiction of the Borough unless otherwise indicated.

Article II: Zoning Districts

- E. Submerged areas. For all areas within the Borough which are under water and are bounded by two or more zoning districts, the boundary lines of these districts shall be extended to the center of the body of water.
- F. Classification of annexed lands. Any land annexed to or made part of the Borough subsequent to the adoption of this chapter shall immediately be classified in the same zoning district as the area to which it is contiguous, as of the effective date of annexation.
- G. Vacation of public ways. Whenever any street or alley is vacated, the zoning district or districts adjoining each side of such street or alley shall be automatically extended to the center of such vacated area.
- H. Lots in two zoning districts. Where a zone boundary line divides a lot or parcel in single ownership at the time of the passage of this chapter, any use authorized or permitted in either zone by extending a distance not to exceed 50 feet beyond the boundary of the zone in which such use is authorized or permitted.

Article III Residential Zoning Districts

§ 550-8 Intent.

The intent of the residential districts is to provide zoning districts in which the predominate use will be residential, while providing for those uses that are generally considered residential in character, or that serve the immediate needs of their residential neighborhoods. It is further the intent of these regulations to permit the orderly development of the full range of residential uses and reuses in keeping with the character of the neighborhoods within which such uses take place.

- A. R-1 Zoning District. To provide a zoning district in which the predominant use will be single-family homes with height and area regulations establishing an intensity of land use designed to effect low-density residential development.
- B. R-2 Zoning District. To provide a zoning district in which the predominate use will be residential with height and area regulations establishing an intensity of land use designed to encourage the proper development of single- and multi-family dwellings.

§ 550-9 Principal, accessory, conditional, and special exception uses.

Key	
X	Permitted use
*	See Article IX, § 550-29 for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.	

Uses	R-1	R-2
<i>Principal Uses</i>		
Bed & Breakfast Establishments		X
Churches, parish houses, church schools and other church uses		X
Conversion of existing structures into duplex or multifamily structures		X
Essential services	X	X
*Multifamily dwellings		X

Article III: Residential Zoning Districts

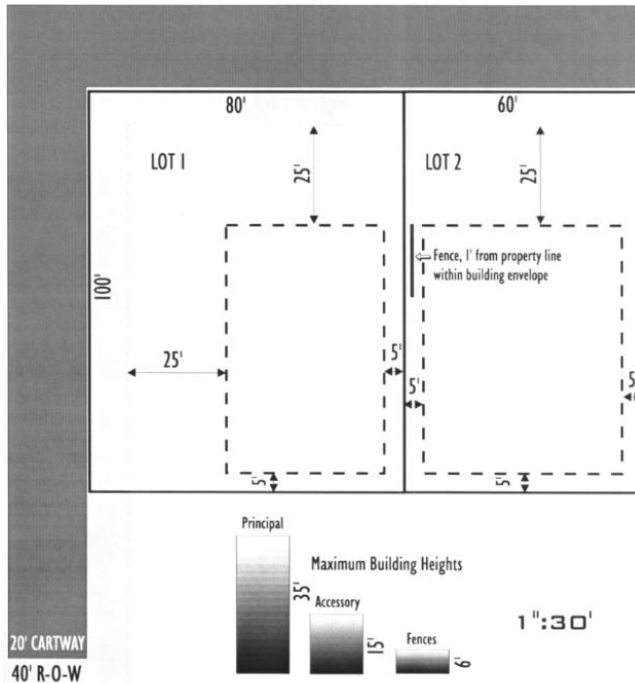
Public schools		X
Single-family dwellings	X	X
*Two-family dwellings		X
Conditional Uses		
*Group home	X	X
*Personal care residence	X	X
Accessory Uses		
*Boarding room, or rooming unit in a single-family dwelling		X
*Fences, walls and similar accessory structures	X	X
Greenhouse	X	X
*Home occupation	X	X
No-Impact Home Based Business	X	X
*Parking and loading facilities	X	X
*Parking and storage, or use of major recreational equipment	X	X
Private garage	X	X
Public grounds	X	X
Shelter for household pets (in accordance with Chapter 175, Animals)	X	X
*Signs	X	X
Storage shed	X	X
*Swimming pool	X	X
Tennis Court for Non-Commercial Use	X	X

Article III: Residential Zoning Districts

§ 550-10 Density, yard, lot, height, and area requirements.

Development in all four residential districts shall be controlled by the following requirements:

A. Maximum lot coverage: 35%.



B. Minimum lot area: 5,000 square feet.

C. Minimum lot width: 50 feet.

D. Building setbacks (principal and accessory structures).

1. Front yard: average setback of existing principal structures on adjoining properties, as determined by the Zoning Officer. Planned development with new streets 25 feet from street right-of-way.
2. Side yard: five feet.
3. Rear yard: five feet.

E. Maximum building height

1. Principal structures: 35 feet. Multi-family (40 feet).
2. Accessory structures: 20 feet.

F. Maximum height for walls, fences, or shrub rows: four feet in the front of the property and six feet elsewhere.

§ 550-11 Floor area.

A. Permitted floor area. The maximum permitted square feet of floor area shall be determined as a ratio of floor area to total square feet of lot area. Floor area is the building area excluding garages, basements, and accessory buildings.

1. Floor Area Ratios (FAR).

District	FAR
R-1	0.3
R-2	0.5

2. Examples of permitted maximum floor area (MFA).

District	Lot Area (square feet)	FAR	MFA (square feet)
R-1	6,000	0.3	1,800
R-2	8,000	0.5	4,000

Formula: MFA = FAR * LOT AREA

B. Minimum floor area per residential living unit. The combined square footage of all converted residential units within a structure shall not exceed the maximum permitted floor area, as determined in Subsection A.

1. Minimum floor area per residential living unit (RLU).

District	Minimum Floor Area per RLU (square feet per unit)
R-1	850
R-2	550

1. Examples of minimum floor area per residential living unit.

District	FAR	Lot Area (square feet)	Existing Floor Area (square feet)	Minimum Floor Area per RLU (square feet)	No. of Permissible Units
R-1	0.3	8,000	2,400	850	2
R-2	0.5	6,000	3,000	700	4

Formula: No. OF UNITS = EFA/Minimum Floor Area Required

**Article IV
Public/Institutional Zoning District**

§ 550-12 Intent.

The intent of the Public/Institutional Zoning District (PI) is to provide a zoning district that encourages the development of public institutional type uses in an environment conducive to such development and protected from the intrusions of commercial development.

§ 550-13 Principal, accessory, conditional, and special exception uses.

Key	
*	See Article X, § 550-30 for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.	

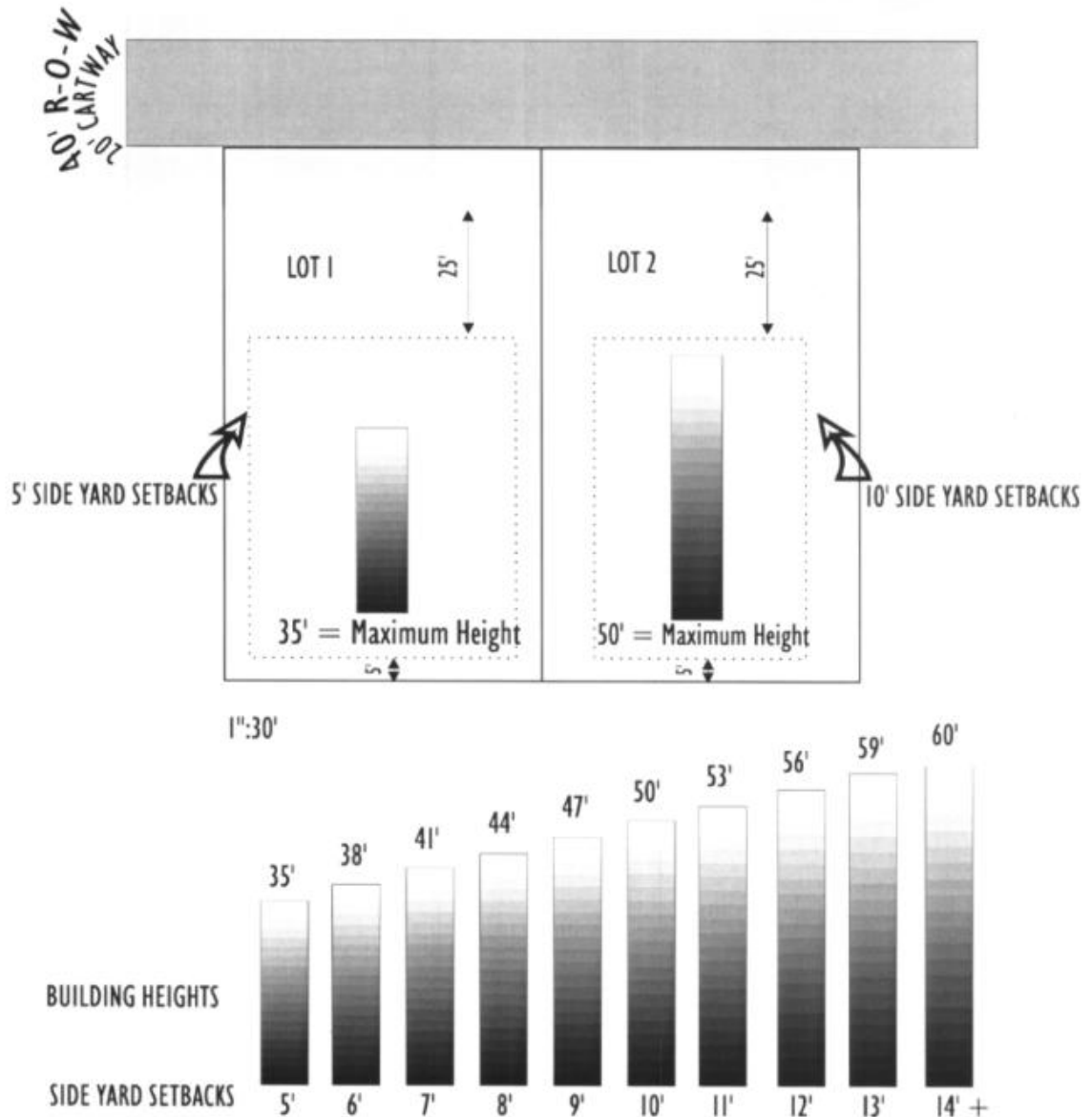
Principal Uses
*Bed & breakfast establishments
Churches, parish houses, church schools and other church uses
College facilities and related structures to include dormitories and fraternity and sorority houses
Conversion of existing structures into duplex or multifamily structures
Cultural facility (libraries, museums, and art galleries)
Essential services
*Multifamily dwellings
Nursing home facility (skilled intermediate or long term)
*Parking lot and/or parking structure
*Personal care residence
Private or commercial school
Public grounds

Article IV: Public/Institutional Zoning District

Public schools
Research and Development Facilities
*Single-family dwellings
*Two-family dwellings
Accessory Uses
*Boarding room, or rooming unit in a single-family dwelling
*Fences, walls, and similar accessory structures
Greenhouse
*Home occupation
No-Impact Home Based Businesses
*Parking and loading facilities and signs
*Parking and storage, or use of major recreational equipment
Private garage
Shelter for household pets (in accordance Chapter 175, Animals)
Storage shed
*Swimming pool
Tennis court for noncommercial use

§ 550-14 Density, yard, lot, height, and area requirements.

- A. All permitted uses density, yard, lot, and area requirements shall conform with Article III, §§ 550-10 and 550-11 for the R-2 Zoning District.
- B. Non-dwelling structures height requirements.
 - 1. Maximum height for permitted non-dwelling buildings may exceed 35 feet, provided that an additional three feet above the 35 feet maximum is permitted for each one foot the side yards are increased beyond the required five-foot minimum side yards, but not exceeding a total height of 60 feet.
 - 2. Example of height requirements for non-dwelling structures.



C. Maximum height for walls, fences, or shrub rows: six feet.

§ 550-15 Floor area.

A. Permitted floor area. The maximum permitted square feet of floor area shall be determined as a ratio of floor area to total square feet of lot area. Floor area is the building area excluding garages, basements, and accessory buildings.

1. Floor Area Ratio (FAR): .5
2. Minimum Floor Area per Residential Living Unit: 550 square feet.

**Article V
Central Business Zoning District**

§ 550-16 Intent.

The intent of the Central Business Zoning District (C) is to provide a zoning district which will encourage the development of an attractive, functional, and efficient central shopping and mixed-use district containing retail service establishments, offices, and residential options serving the entire community and region.

§ 550-17 Principal, accessory, conditional, and special exception uses.

Key
*See Article X, § 550-31 for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.

Principal Uses
Apartments, 2 nd story and above
Churches, parish houses, church schools and other church uses
Cultural facility
*Eating and drinking establishment
Essential services
General and professional office
Medical and dental clinic
Micro-Brewery
*Parking lot and/or parking structure
Personal service establishment
Public grounds
Retail business

Article V: Central Business Zoning District

Special Exception Uses
Hotel or motel and related ancillary facilities
Medical facility
Accessory Uses
*Home occupation
*Parking and loading facility
*Signs

§ 550-18 Density, yard, lot, height, and area requirements.

Density, yard, lot, height, and area requirements are as follows:

Provision	Requirement
Lot area and width	None
Front, side and rear yard setbacks	None
Maximum lot coverage	None, provided all parking and loading requirements are met
Height	The maximum height shall be 50 feet for primary structures and accessory structures shall be no higher than the primary structure.

Article VI Mixed-Use Zoning District

§ 550-19 Intent.

The intent of the Mixed-Use Zoning District (MU) is to encourage a diversity of compatible land uses, such as commercial, residential, office, institutional, and other appropriate uses, on one site, in order to create pedestrian-oriented neighborhoods that complement the existing neighborhoods in the Borough through increasing pedestrian traffic, reducing vehicular traffic, promoting innovative use of space, energy-efficient design, conservation of land and promoting infill development, especially on brownfield sites in the Borough, in accordance with the Greenville-Hempfield Multi-Municipal Comprehensive Plan.

§ 550-20 Principal, accessory, conditional, and special exception uses.

A. General design standards and provisions.

a.

Key
*See Article X, § 550-32 for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.

Principal Uses
Apartments, 2 nd story and above
Bed & breakfast establishment
Child care center
Churches, parish houses, church schools and other church uses
Commercial recreation uses
Conversion of existing structures into duplex or multi-family structure
Cultural facility
*Eating and drinking establishments: restaurants, cafes, and taverns

Article VI: Mixed-Use Zoning District

Essential services
General and professional office
Medical and dental clinic
Micro-Brewery
Multi-family dwelling
Nursing home facility
Personal service establishment
Public grounds
Public schools
Retail business
Single-family dwelling
Two-family dwelling
Special Exception Uses
Automotive dealer establishments
Automotive gasoline service station
*Drive-in eating establishments
Hotel or motel and related ancillary facilities
Medical facilities
Accessory Uses
Boarding room or rooming unit in a single-family dwelling
Fences, walls, or similar accessory structures
Greenhouse
*Home occupation

No impact home based business
*Parking and loading facilities
*Parking and storage, or use of major recreational equipment
Private garage
*Shelter for household pets
*Signs
Storage shed
*Swimming pool
Tennis court for non-commercial use

§ 550-21 Density, yard, lot, height, and area requirements.

- A. Maximum lot coverage: 50%.
- B. Minimum lot area: 5,000 square feet.
- C. Minimum lot width: 60 feet.
- D. Building setbacks (principal and accessory structures).
 - 1. Front yard: average setback of existing principal structures on adjoining properties, as determined by the Zoning Officer. Planned development with new streets 25 feet from street right-of-way.
 - 2. Side yard: five feet.
 - 3. Rear yard: five feet.
- E. Maximum building height
 - 1. Principal structures: 40 feet.
 - 2. Accessory structures: 20 feet.
- F. Maximum height for walls, fences, or shrub rows: four feet in the front of the property and six feet elsewhere.

§ 550-22 Floor area.

- B. Permitted floor area. The maximum permitted square feet of floor area shall be determined as a ratio of floor area to total square feet of lot area. Floor area is the building area excluding garages, basements, and accessory buildings.
 - 1. Floor Area Ratios (FAR): .8
 - 2. Minimum Floor Area per Residential Living Unit: 550 square feet

Article VII Light Manufacturing Zoning District

§ 550-23 Intent.

The intent of the Light Manufacturing Zoning District (LM) is to provide a zoning district which shall: encourage the establishment and maintenance of business and industrial establishments for the manufacture, assembly, compounding, processing, or storage of products; prohibit industrial uses and other uses which are clearly noxious or offensive by reason of odor, smoke, gas vibration or noise; prohibit residential uses (unless accessory to another use) for the purpose both of preserving the area for its appropriate use.

§ 550-24 Principal, accessory, conditional, and special exception uses.

Key:	
Symbol	Action
*	See Article X, § 550-33, for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.	

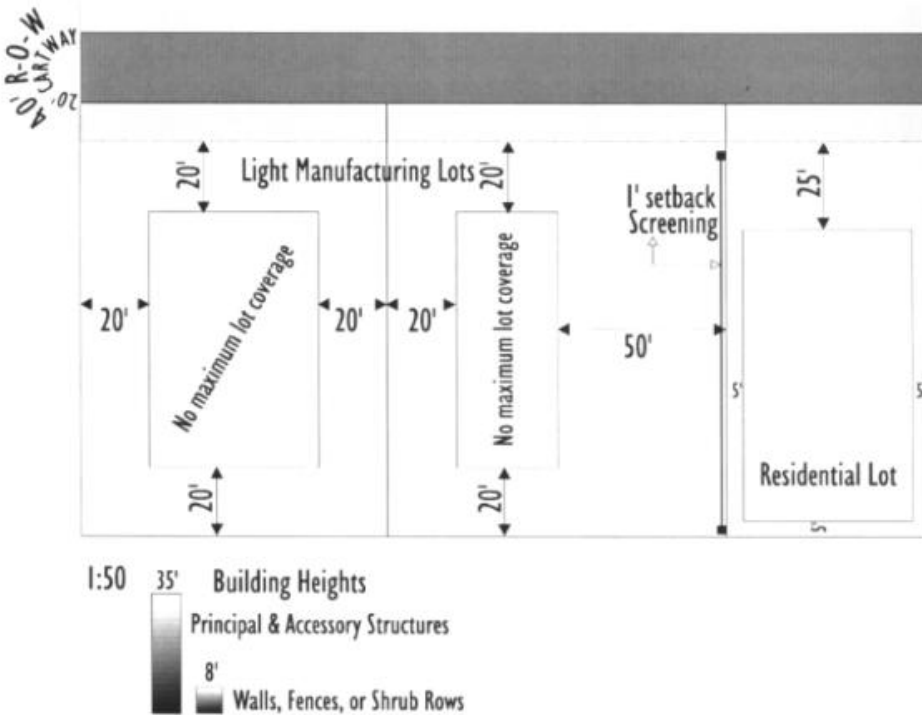
Principal Uses
Automotive dealer establishment
Car wash
Church, parish house, church schools, and other church use
Commercial recreation use
Cultural facility
Drive-in eating establishment
Eating and drinking establishment
Essential services
General and professional office
Hotel or motel and related ancillary facilities

Article VII: Light Manufacturing Zoning District

Light manufacturing
Medical and dental clinic
Micro-brewery
Research and development facility
Retail business
Retail trade
Parking lot and/or parking structure
Personal services
Public grounds
*Skilled gaming
Wholesale trade
Special Exception Uses
Automotive gasoline service station
*Cannabis dispensary or growing facility
Accessory Uses
Any other accessory use, provided it shall be approved by the Zoning Hearing Board
Fences, walls, lighting, landscaping, and similar accessory structures
No-impact home based business
*Parking and loading facilities
*Signs

Article VII: Light Manufacturing Zoning District

§ 550-25 Density, yard, lot, height, and area requirements.



- A. Maximum lot coverage: none.
- B. Minimum lot area: none.
- C. Minimum lot width: none.
- D. Building setbacks (principal and accessory structures).
 - 1. Front yard: 20 feet from street curb.
 - 2. Side yard: 20 feet when abutting LM use or district, 50 feet when abutting residential use or district.
 - 3. Rear yard: 20 feet when abutting LM use or district, 50 feet when abutting residential use or district.
- E. Maximum building height
 - 1. Principal structures: 50 feet.
 - 2. Accessory: 35 feet.
- F. Maximum height for walls, fences, or shrub rows not to exceed eight feet.

Article VIII Industrial Zoning District

§ 550-26 Intent.

The intent of the Industrial Zoning District (I) is to provide a zoning district which shall encourage the establishment and maintenance of industrial establishments for the manufacture, assembly, compounding, processing, or storage of products; prohibit industrial uses and other uses which are clearly noxious or offensive by reason of odor, smoke, gas, vibration, or noise; prohibit residential uses for the purpose both of preserving the area for its appropriate use and for preventing the location of dwelling units in an area inappropriate for residential use.

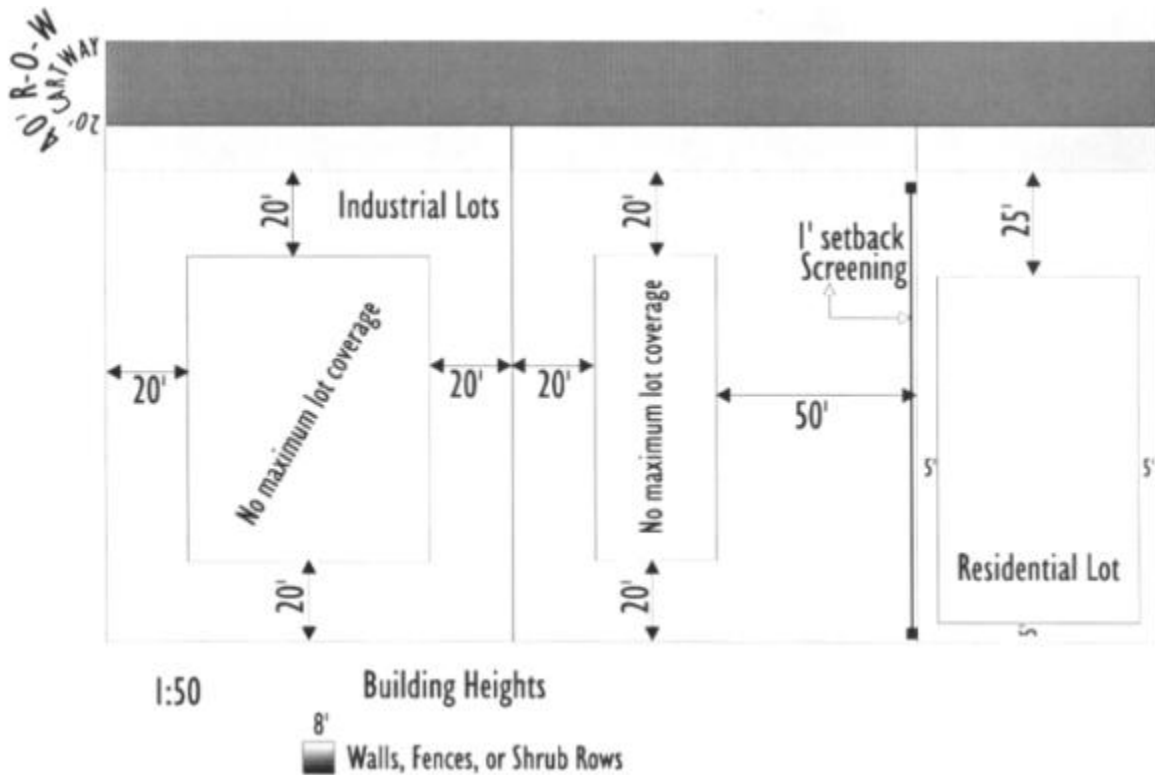
§ 550-27 Principal, accessory, conditional, and special exception uses.

Key:	
Symbol	Action
*	See Article X, § 550-33, for additional criteria
A use which is not listed may be permitted subject to the conditions outlined in Article XI § 550-34.	

Principal Uses
Essential services
Parking lot and/or parking structure
Light manufacturing
Machinery, manufacturing, and equipment
Research and development facility
Retail trade
Wholesale trade
Special Exception Uses
*Cannabis dispensary or growing facility

Conditional Uses
*Adult entertainment establishment
*Bitcoin mining
Accessory Uses
Any other accessory use, provided it shall be approved by the Zoning Hearing Board
Fences, walls, lighting, landscaping, and similar accessory structures
No-impact home based business
*Parking and loading facilities
*Signs

§ 550-28 Density, yard, lot, height, and area requirements.



A. Maximum lot coverage: none.

Article VIII: Industrial Zoning District

- B. Minimum lot area: 10,000 square feet.
- C. Minimum lot width: 100 feet.
- D. Building setbacks (principal and accessory structures).
 - 1. Front yard: 20 feet from street curb
 - 2. Side yard: 20 feet when abutting LM use or district, 50 feet when abutting residential use or district.
 - 3. Rear yard: 20 feet when abutting LM use or district, 50 feet when abutting residential use or district.
- E. Maximum building height for principal and accessory structures: none.
- F. Maximum height for walls, fences, or shrub rows not to exceed eight feet.

Article IX
Additional Criteria for Permitted Uses

§ 550-29 Residential Zoning Districts use provisions.

- A. Boarding room, rooming unit in a single-family dwelling.
 - 1. It shall be limited to a maximum of two such boarders.
 - 2. Parking shall be provided off-street in other than the front yard.
 - 3. It shall be for nontransients only.
 - 4. It shall be located in the principal dwelling.
- B. Dwellings (Single-family, multi-family, and two-family).
 - 1. All single-family detached dwellings, as defined in Article XVI, shall be constructed on a permanent foundation made of concrete or other permanent material whose footing extends below the frost line. In the case of manufactured homes, they shall be securely placed upon the foundation, as per the manufacturer's instructions.
 - 2. When an open air space between the dwelling and its foundation and/or ground occurs, the space shall be enclosed by a continuous material.
 - 3. Manufactured homes, as defined by this chapter, are permitted in any residential zoning district, provided:
 - a. They comply with the U.S. Department of Housing and Urban Development's (HUDs) Manufactured Housing Standards, The National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5401 et seq; 24 CFR Part 3280 and Part 3282.
 - b. The manufactured home must have been constructed after June 15, 1976, and contain the manufacture's certification (red label) that the home is built in accordance with HUD's construction and safety standards. HUD standards cover body and frame requirements, thermal protection, plumbing, electrical, fire safety, and other aspects of the home.
- C. Fences, walls, and similar accessory structures.
 - 1. Shall conform to the standards outlined in § 550-40.
- D. Group or personal care homes.
 - 1. Dispersal requirement. The following dispersal requirement is designed to ensure individuals needing residential treatment will not be forced into enclaves of treatment facilities that would replicate and perpetuate the isolation resulting from institutionalization:
 - a. Group homes cannot locate within 120 feet of one another.

Article IX: Additional Criteria for Permitted Uses

2. Conditions. Prior to approval of operating a personal care home or group home in any residential zoning district by the Borough Council, the applicant for a conditional use shall comply with the following conditions:
 - a. A copy of any required local, county and/or commonwealth certifications shall be presented to the Borough before the home is allowed to operate.
 - b. Group homes shall be subject to the same limitation and regulations as single-family dwellings.
 - c. There shall be no sign or exterior display indicating the name of the home or its use larger than two square feet.
 - d. At least one additional on-lot parking space shall be provided for each two residents/clients.
 - e. No home shall admit more than eight residents/clients at one time.
 - f. In the residential zoning districts, this use will be permitted only in buildings originally used as residential structures and converted to this use.

E. Home occupation.

1. Intent. The following permitted home occupations and their related provisions are designed to ensure home occupations, in all of Greenville Borough's residential districts, are compatible with the residential district's character in which they are located.
2. Permitted home occupations. Family day-care services, home craft operations, professional home offices, seamstress/tailor services, and home studios. A use which is not listed as a permitted home occupation may be permitted only upon the approval of the Zoning Hearing Board, provided such home occupation comply with these provisions.
3. Home occupation provisions.
 - a. Home occupations shall be conducted entirely within the dwelling and not more than 225 square feet of the floor area shall be devoted to the home occupation.
 - b. The home shall be the primary residence of the person desiring to conduct a home occupation therein; see Article XVI for a complete definition of primary residence.
 - c. Home occupations must be conducted solely by the dwelling's primary resident(s); see Article XVI for a complete definition of primary resident(s).
 - d. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises, or vibrations.

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- e. Parking shall conform to the standards outlined in § 550-40F.
 - f. The use shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the residential district in which the home occupation is conducted.
 - g. Not more than one home occupation shall be permitted per premise.
- F. Parking and loading facilities.
- 1. Shall conform with the provisions outlined in Article XIII.
- G. Parking and storage, or use of major recreational equipment.
- 1. See Article XIII for provisions.
- H. Signs shall conform to the standards outlined in Article XIV.
- I. Swimming Pool.
- 1. It shall be accessory to a principal, noncommercial dwelling.
 - 2. It shall be on the same lot as the principal structure.
 - 3. It shall be erected a distance not less than 20 feet from front and 10 feet from rear lot lines nor less than 10 feet from any side lot line, principal structure or accessory structure attached thereto. No pools shall be erected anywhere in the front yard.
 - 4. All pools erected in the ground and all pools erected aboveground with less than four-foot-high sides shall be fully enclosed by a minimum five-foot-high chain-link or other solid-type fence. Such fencing shall be equipped with a self-closing and self-locking gate operable from the inside only and/or detachable key from the outside.
 - 5. All pools erected above ground with sides four feet or higher are not required to be enclosed by fence but must be equipped with a swing-up locking type safety ladder.
 - 6. All electrical circuits servicing the pool, pool hardware, and area surrounding the pool shall meet the requirements of the current National Electrical Code.
 - 7. Installation, construction, and maintenance of any pool and its equipment shall meet any applicable Borough or state codes.
 - 8. All pumping, cleaning, filtering, and screening devices and water supply and discharge shall be of a type and source approved by local and/or state health department authorities.
 - 9. Spotlights and/or floodlights shall be so placed and suitably shielded as not to cast light or reflect upon adjacent properties.

§ 550-30 Public/Institutional District use provisions.

Any permitted uses in the Public/Institutional District that are also permitted in the residential districts must comply with the additional criteria provisions outlined in § 550-29.

A. Medical facility.

1. All facilities shall have a single secure public entrance and shall implement appropriate security measures to deter and prevent the theft of controlled substances and unauthorized entrance into areas where they are stored.
2. These facilities may dispense controlled substances only to certified patients and caregivers and shall comply with all lawful, applicable health regulations.
3. These facilities located in the Central Business District shall be no more than 5,000 square feet and adhere to all other dimensional requirements of that district.

B. Parking lot and/or parking structure.

1. There shall not be any vehicle parked within 15 feet of the property line of any residential use.
2. There shall not be any automotive repair facilities located on the lot or any automotive repairs made on any vehicles located thereon.
3. There shall not be any storage of material, junk, or any equipment on the lot.
4. There shall not be any vehicle parked in front of the front or side street setback building line.
5. Where any parking lot abuts a property in residential use, suitable screening as described in Article XI shall be installed.

§ 550-31 Central Business District use provisions.

A. Apartments, 2nd story and above.

1. They shall be located above the first floor of the commercial occupant or use, or in the case of commercial uses which occupy more than one floor, above the last occupied floor of the commercial use.
2. Entrance shall be separate from commercial use.
3. Permitted apartments shall provide a minimum of 550 square feet of floor area per dwelling unit and shall comply with floor area standards of the R-2 Zoning District.

B. Eating and drinking establishments.

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1. All kitchen windows or exhaust fans must be a minimum of 50 feet from a residential structure.
- C. Home occupations. They are permitted for residential use, provided they comply with the criteria set forth in § 550-29E.
- D. Hotel or motel and related ancillary facilities: see Article XIII for provisions.
- E. Medical facility: see § 550-30A.
- F. Parking and loading facilities: as provided for in Article XIII.
1. Where it is clearly impractical to provide off-street parking and loading facilities within the Central Business Zoning District and where in the opinion of the Zoning Officer such requirements are adequately met in existing on-street or public parking facilities, such parking and loading requirements as contained herein may be waived.
- G. Parking lot and/or parking structure.
1. Shall comply with the provisions set forth in § 550-30 with the exception that there shall not be any vehicle parked within 15 feet of the property line of any residential zoning district.
- H. Signs:
1. Must comply with the provisions set forth in Article XIV.

§ 550-32 Mixed-Use Zoning District use provisions.

- A. Any permitted uses in the Mixed-Use Zoning District that are also permitted in the Residential, Public Institution, Central Business, and Light Manufacturing Districts must comply with the additional criteria provisions outlined in § 550-29, § 550-30, § 550-31, and § 550-32.
- B. Automotive dealer establishments.
1. Any such use must comply with the requirements set forth in § 550-33C (1) through (4) only.
 2. The repair shop shall be to the rear of the sales room.
 3. The area of the lot used for the display and sale of vehicles shall be kept dust-free and well-drained.
- C. Automotive gasoline service station.
1. Shall comply with the provision set forth in § 550-33C (1) through (4) only.
- D. Drive-in eating establishments.

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1. Any such use must comply with the requirements set forth in § 550-33C (1) through (4) only.

§ 550-33 Light Manufacturing and Industrial Zoning District use provisions.

A. Adult entertainment establishments.

1. Minimum spacing and proximity requirements.
 - a. No adult entertainment shall be located within 1,000 feet of any other adult entertainment establishment.
 - b. No adult entertainment establishment shall be located within specified distances of certain land uses as set forth below:
 - i. No such establishment shall be located within 1,000 feet of a dwelling.
 - ii. No such establishment shall be located within 5,000 feet of schools, including public and private educational facilities, and school bus stops;
 - c. No such establishment shall be located within 1,000 feet of any parcel of land which contains any one or more of the following specified land uses:
 - i. Amusement park;
 - ii. Camp (for minors);
 - iii. Child-care facility;
 - iv. Church, synagogue, mosque, temple, or building which is used primarily for religious worship and related religious activities;
 - v. Community center;
 - vi. Museum;
 - vii. Park and playground;
 - viii. Other lands where minors congregate.
 - d. The distance between any two adult entertainment establishments shall be measured in a straight line, without regard to intervening structures, from the nearest point on the property line of each establishment. The distance between any adult entertainment establishment and any land use specified above shall be measured in a straight line, without regard to intervening structures, from the nearest point on the property line of the adult entertainment establishment to the closest point on the property line of said land use.
2. Visibility from the street, no person operating an adult entertainment establishment shall permit, or cause to be permitted, any stock-in-trade which depicts, describes, or relates to specified sexual activities and/or specified anatomical areas as defined herein, to be viewed from the street, sidewalk, or highway.

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3. Sign requirements for adult entertainment establishments.
 - a. All signs shall be flat wall signs.
 - b. The gross surface area of a wall sign shall not exceed 5% of the area of the wall of which such sign is a part of.
 - c. No signs shall be placed in any window. A one-half-square-foot sign may be placed on the door to state hours of operation and admittance to adults only.

B. Bitcoin mining.

1. All activities constituting the use must be conducted within an enclosed building.
2. The building shall be setback at least 100 feet from any street or property boundary.
3. The sound level measured at the property boundary shall at no time exceed the applicable standard imposed by federal law over the relevant time period established under OSHA regulations for industrial activities in effect on the date of application.
4. The applicant must produce evidence, certified by a professional engineer, that the proposed use will not have an adverse effect on the electrical or digital internet services in the neighborhood or the City.
5. These applicant shall be required to demonstrate their power source and establish that their activity will not disrupt common use of the power grid.

C. Cannabis dispensary and grow facilities.

1. Shall not be located within 1,000 feet of the boundary of any public, private, or parochial schools inclusive of all day-care facilities. The distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the facility is located to the property line of the protected use.

D. Car washes.

1. The site shall have a minimum frontage of 100 feet and a minimum area of 10,000 square feet.
2. Any such use, or vehicular access thereto shall not be located within 50 feet of any residential zoning district, nor any school, playground, church, hospital, or public library if the use is located along the same street and on the same block.

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3. Separate entrance and exit driveways shall be provided, and these shall be limited to a maximum of one of each on each abutting street or alley. The entrance and exit driveways shall not be less than 50 feet apart at the street or alley right-of-way.
 4. Entrance and exit driveways shall be located no closer than 25 feet from the intersecting right-of-way lines of street intersections, and these access driveways shall not exceed 20 feet in width nor be less than 10 feet in width within 10 feet of the curb or drive entrance.
 5. They shall provide sufficient off-street parking for waiting cars. The parking or standing area shall be situated on the property outside the washing facilities and be of sufficient size to accommodate at least 1/3 the hourly capacity (or hourly turnover) of the car wash plus a reserve of 20% of the hourly capacity to accommodate peak demand periods. "Hourly capacity," in this instance, shall mean the greatest number possible of automobile washes that can be provided in one hour. Minimum width of driveways and stacking lanes for waiting cars shall be 10 feet.
 6. They shall provide an area of at least 800 square feet beyond the exit end of the washing buildings to be used for hand-finishing operations of the washing process.
- E. Parking and loading facilities: shall comply with requirements set forth in Article XIII.
- F. Parking lot and/or parking structure: See § 550-30B for standards.
- G. Signs shall comply with the requirements set forth in Article XIV.
- H. Skilled gaming.
1. Except as identified below, it is unlawful to:
 - a. Operate a gambling or skill-based cash payout device or allow the operation of such a device at a business location.
 - b. Operate a business at which a gambling or skill-based cash payout device is present.
 - c. Exceptions:
 - i. Licensed facilities as authorized and defined in the Pennsylvania Race Horse Development and Gambling Act, 4 Pa.C.S Section 1103.
 - ii. Any location operating under a valid Commonwealth license to sell alcohol that has 30 or more seats readily available and in place for regular use by customers to consume food and beverages provided that:
 - (a) No more than five (5) gambling or skill-based cash payout devices may be present at any one licensed location; and

Article IX: Additional Criteria for Permitted Uses

- (b) Monetary payouts from such devices may only be made through electronic means and may not be made in cash by personnel at the business location.
- (c) Violation of this Section shall be subject to a fine of \$1,000 per device present at the business or other location. Each day of violation shall constitute a separate offense for which a fine may be imposed.

Article X Supplementary Regulations

§ 550-34 Supplementary use regulations.

A use which is not explicitly listed as a permitted principal, accessory, conditional, or special exception within the regulations of a zoning district may be permitted, provided that the use is similar to and not more objectionable to the general welfare than the permitted uses listed in that zoning district. Such uses shall be permitted only upon the judgment and approval of the Zoning Hearing Board, which may also require compliance with such conditions as may be necessary to protect and promote the general welfare of the Borough.

§ 550-35 Provisions for any use permitted in the Residential Districts.

- A. Principal structure on a lot. Only one principal structure shall be permitted on any residential lot.
- B. Junk. The visible storage or placement of junk is not permitted in any residential district.

§ 550-36 Provisions for any use permitted in the Central Business District.

- A. For commercial uses located on corner lots where the side street is predominantly residential and the main street commercial, any commercial structure shall front on the main street.
- B. Any business, servicing, or processing shall be conducted within a completely enclosed building, except for parking and loading facilities and for drive-in type establishments offering goods or services to customers waiting in parked motor vehicles.
- C. Any display of goods shall be in back of the setback building line.
- D. All accessory storage of junk, waste, discarded, or salvaged material, machinery, or equipment, including automobile, truck, or other vehicle parts shall not be permitted except within a completely enclosed structure.
- E. It shall be carried on only in buildings classified as fire-resistant and be carried on in such a manner with such precautions against fire and explosion hazards as to produce no exposure hazards to an adjacent property.
- F. It shall not emit any noxious, toxic, or corrosive fumes or gases and shall not emit any offensive odors.
- G. It shall provide necessary shielding or other protective measures against interference occasioned by mechanical equipment or uses or processes with electrical apparatus.
- H. Where any permitted use abuts a residential zoning district or residential use, suitable screening, as defined in Article XVI, shall be installed.

§ 550-37 Provisions of any permitted use in the Mixed-Use Zoning District.

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- A. For commercial uses located on corner lots where the side street is predominantly residential and the main street commercial, any commercial structure shall front on the main street.
- B. Any business, servicing, or processing shall be conducted within a completely enclosed building, except for parking and loading facilities and for drive-in type establishments offering goods or services to customers waiting in parked motor vehicles.
- C. Any display of goods shall be in back of the setback building line.
- D. All accessory storage of junk, waste, discarded, or salvaged material, machinery, or equipment, including automobile, truck, or other vehicle parts shall not be permitted except within a completely enclosed structure.
- E. It shall be carried on only in buildings classified as fire-resistant and be carried on in such a manner with such precautions against fire and explosion hazards as to produce no exposure hazards to an adjacent property.
- F. It shall not emit any noxious, toxic, or corrosive fumes or gases or any offensive odors.
- G. It shall provide necessary shielding or other protective measures against interference occasioned by mechanical equipment or uses or processes with electrical apparatus.
- H. Areas of property not covered by buildings, structures, paved areas, driveways, or walkways shall be planted with grass or other native or non-invasive ground cover vegetation.
- I. Uses and/or development shall provide landscaping in accord with the following sections in order to eliminate or minimize nuisances that occur between adjacent land uses or between land uses and adjacent streets such as dirt, litter, pollution, noise, glare of lights, excessive heat, signs, unsightly buildings or parking areas, or danger from fires or explosions. These requirements shall apply where a new use/development is proposed on vacant land, where a use or development in existence prior to these regulations will be expanded in gross floor area by 50% or greater, or where an existing use/development is removed, and a new use/development is proposed.
 - a. Where any permitted nonresidential use will abut a residential use, a buffer strip at least 10 feet wide shall be provided and maintained along the entire length of the property line which separates the nonresidential use from the residential use. Buffer strips shall:
 - i. Contain a sight-obscuring planting of shrubs and/or bushes of a variety that keep green leaves year-round and will maintain full, dense growth from the ground up to a height of between four feet and six feet. Plants shall be spaced to provide full, dense coverage without interruption.

Article X: Supplementary Regulations

- ii. Contain a planting of understory trees such as dogwood, crab apple, or other equivalent varieties which grow to heights of maturity of not more than 25 feet. Trees shall be spaced evenly. Six trees shall be provided for each 100 feet of linear distance.
 - b. Off-street parking areas for nonresidential and multifamily residential uses shall provide landscaping and screening as follows:
 - i. Screening shall be provided in accord with § 550-45A (4) of this chapter.
 - ii. A minimum five-foot wide landscape planting strip shall be provided where the parking lot abuts a street, excluding alleys.
 - iii. At least 5% of the interior parking area shall be landscaped with plantings and one tree for each 10 parking spaces installed. Interior parking lots plantings are required exclusive of other planting requirements. At least 50% of all planting shall occur between the front face of the structure(s) and the street on which the structure(s) fronts.
 - iv. Landscaping shall be located in protected areas such as along walkways, in center islands, at the ends of parking bays or between parking spaces. All landscaping shall be placed so that it does not obstruct sight distance for automobiles moving within the parking lot or entering and exiting the parking lot.
 - v. Plant types shall include a mixture of hardy flowering and/or decorative evergreen and deciduous trees. Evergreens should be used along the perimeter of the parking lot for screening and deciduous trees should be used for shade within the parking lot.
 - vi. Areas of buffer strips or landscape plantings not covered by plantings shall be planted with grass or other full ground cover vegetation or mulched. Such areas shall not be used for buildings, parking, storage of vehicles, equipment, or materials, nor for any other use incompatible with their purpose.
 - vii. Installation and maintenance of buffer and landscaping areas shall be the responsibility of the permit applicant or subsequent property owners. Installation must be completed prior to issuance of a certificate of use and occupancy by the Zoning Officer. Plantings shall be maintained in healthy condition and dead or diseased plants shall be removed and replaced no later than next planting season. Buffer and landscape areas shall be kept mowed and free of weeds, tall grass, rubbish, and debris.

§ 550-38 Provisions of any permitted use in the Light Manufacturing and Industrial Zoning Districts.

- A. It shall be carried on only in buildings classified as fire-resistant and be carried on in such a manner with such precautions against fire and explosion hazards as to produce no exposure hazards to any adjacent property.
- B. It shall not emit any offensive odors, or noxious, toxic, or corrosive fumes or gases.
- C. It shall provide necessary shielding or other protective measures against interference occasioned by mechanical equipment, or uses or process with electrical apparatus, to nearby residences.
- D. Where any permitted nonresidential use abuts a residential zoning district or use, suitable screening, as defined in Article XVI, shall be installed.
- E. It shall comply with all applicable local, state, or federal air and water quality standards.
- F. Storage of materials used in manufacturing and industrial processes may be allowed outside in the rear yard, so long as a thick hedge, solid fence or wall is provided along the rear and side lot lines. The hedge, fence, or wall shall block visibility of the stored materials and be between four feet and six feet in height.

§ 550-39 Exceptions to height requirements.

The maximum height limitations of this chapter shall not apply to:

- A. Appurtenant structures. Church spire, belfry, cupola, dome, monument, smokestack, derrick, conveyor, flag pole, radio tower, television tower, mast, antenna, aerial, roof tank, ventilating air conditioning and similar building aerial, roof tank, ventilating air conditioning and similar building service equipment; roof structure, chimney and/or parapet wall; provided, any such structure shall set back from the vertical plane of the permitted building line one foot horizontally for each two feet of height which exceeds the maximum height permitted in the zoning district in which it is located.
- B. Existing designed structures. The vertical extension of a structure existing at the effective date of this chapter may be erected to such height as the original drawings of said building indicated; provided, the building was actually designed and constructed to carry the additional stories necessary for such height.

C. § 550-40 Supplementary area regulations.

- A. Determination of yards and minimum distance to lot lines on irregularly shaped lots. When any main wall of a structure does not parallel the lot line which the wall faces, the yard or minimum distance to the lot line, from any given point along the face of the wall, shall be equal to the minimum dimension required for that yard or distance to lot line, whichever is applicable.

Article X: Supplementary Regulations

- B. Planned commercial or industrial building groups. Under controlled conditions, more than one principal structure may be permitted on a lot and required area regulations and yard requirements may be waived.
- C. Projections into and occupancy of yards, courts, or other open spaces. The following projections into and the occupancy of required yards, courts, or other open spaces, except a porch, deck and/or similar attached or semidetached accessory structure, shall be permitted, subject to the following provisions:
 - 1. Steps, stoop, window sill, eaves, similar architectural feature, rain leader and/or chimney; provided, it shall not project more than six feet beyond the face of the wall.
 - 2. Exterior stairway, fire tower, balcony, fire escape or other required means of egress; provided, it shall not project more than six feet beyond the face of the wall.
- D. Fences. Except as provided in the next subsection, the yard requirements of this chapter shall not be deemed to prohibit any otherwise lawful fence or wall, provided that in any district, no fence or wall shall exceed six feet in height (four feet for front yard) and meet the front yard setback requirements. However, open fences not exceeding two feet in height are permitted in the front yard. Fences are permitted to be on the property line or at least two feet off the property line. All fences require a permit before installation, and the property must have been surveyed before obtaining said permit.
- E. Visibility at intersections. On a corner lot in any district, no structure, sign, fence, wall, hedge, or other planting shall be erected, placed, or maintained at a height of more than 30 inches above the intersecting street or driveway centerlines and a diagonal line connecting two points, one on each centerline at points which are 30 feet distant from the point of intersection.
- F. Use of yards for driveways and parking.
 - 1. Residential. Yard areas for residential uses may contain a paved driveway and turnaround area.
 - 2. Other uses. Yard areas for other uses may contain permitted driveways and turnaround areas and may also include off-street parking spaces, subject to the following restrictions:
 - a. Where such uses are in a residential district:
 - i. Front yards shall be kept free of parking, except in permitted driveways along either side lot line.
 - ii. Such parking shall be related to the use of the lot, and not provided for other uses, except as provided for in Article XII.
 - b. Where such uses are in Commercial, Public Institutional or Industrial Districts, a front or side yard may be used for parking, provided the parking shall comply with the parking regulations contained in Article XII.

§ 550-41 Illumination of buildings.

Buildings and uses in Public/Institutional, Commercial, and Industrial Zones may be illuminated by reflected light, provided that the source of such light shall be suitably shielded so as not to detract from the quiet enjoyment of surrounding uses. The Zoning Officer may, at any time, require existing lights to be rearranged or shielded to conform. Such order may be appealed to the Zoning Hearing Board, but otherwise, must be complied with within 30 days from the date of notification.

§ 550-42 Screening of nonresidential uses.

Applicable in all zoning districts:

- A. Specific areas affected. Suitable screening as defined below shall be installed where any permitted nonresidential use in any district abuts a residential use.
- B. Suitable screening defined. Suitable screening shall be either a thick hedge, or a solid fence or wall four feet to six feet in height.

**Article XI
Parking and Loading Regulations**

§ 550-43 Off-street parking and loading facility requirements.

- A. New use of a structure and/or land: for the use of any new structure and any use of land established, parking and/or loading facilities shall be provided in accordance with the following schedules.
- B. Increase in intensity of use of an existing structure and/or land: the intensity of use of a structure and/or land use shall not be increased through the addition of dwelling units, rooming units, gross floor area, lot area, or other units of measurement prescribed in the following schedules unless accessory parking and/or loading facilities shall be provided in accordance with said schedules.
- C. Change in use of an existing structure and/or land: an existing use of a structure and/or land shall not be changed to a new use, unless parking and/or loading facilities shall be provided as required in the following schedules for such new use. However, if said use of a structure and/or land was established prior to the effective date of the Zoning Ordinance, additional parking and/or loading facilities shall be required only in the amount by which the requirements for the new or expanded use would exceed those for the existing use, if the latter were subject to the following schedule and space requirements.
- D. Waiver of parking and loading requirements; the Central Business Zoning District where it is clearly impractical to provide off-street parking and loading facilities and where such requirements are shown to be adequately met in existing on-street or public parking facilities such parking and loading requirements as contained herein may be waived.
- E. Size of parking and loading spaces:
 - 1. Spaces shall be a minimum of 180 square feet (10 feet by 18 feet or nine feet by 20 feet).
 - 2. ADA-required spaces shall be a paved area of eight feet by 20 feet with adjacent five feet access area (13 feet by 20 feet total) connected by an accessible walkway to the building access.
 - 3. Note: These provisions are minimum requirements and are subject to ADA codes.
- F. Required parking spaces for each use:

Required Parking Spaces	
Residential	
1- and 2-unit dwelling structures	2 for each dwelling unit

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Multifamily structures	1.5 per dwelling unit
Housing for elderly persons	1 per dwelling unit
Boarding house	5 per bed and 1 for each employee
Home occupation in 1- and 2-family dwellings	2 plus 2 per dwelling unit
Bed-and-breakfast facility	1 per guest room plus 2 additional spaces for owner/manager
Business	
Retail or personal services establishment	1 for each 300 square feet of gross floor area (SQ GFA)
Office establishment (other than personal services)	1 for each 500 SQ GFA
Eating and/or drinking establishment	1 for each 4 seats
Business school, business college	1 for each 3 units of classroom and auditorium seating capacity
Hotel, motel, tourist court	1 for each sleeping room plus 1 for each 3 units of restaurant seating capacity
Amusement establishment	1 for each 400 SQ GFA, or if assembly room, 1 for each 3 units of seating capacity
Bowling alleys	5 for each alley
Mortuary or funeral home	5 for each chapel used for mortuary purposes, plus 2 for each dwelling unit and 1 for each employee
Clubs (fraternal, social)	1 for each 400 SQ GFA
Motor vehicle sales, garages, repair shops and services	1 for each 200 SQ GFA
Wholesale, warehouse and industrial establishment	1 for each employee not to exceed 2 shifts

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Community Facilities	
Government use (other than place of public assembly)	1 for each employee plus 1 for each 400 SQ GFA
Church, synagogue or other place of worship	1 for each 4 seats
Public utility facility, service structure	1 for each employee but not less than 3 spaces
College, day nursery school, public school	1 for each classroom, plus: 1 for each 3 units of assembly room seating capacity; 1 per each 3 units of classroom seating capacity
Dormitory, fraternity house, sorority house	1.5 for each sleeping room or 1 for 400 SQ GFA
Nurses house or similar institutional housing	1.5 for each sleeping room or 1 for SQ GFA
Convalescent home, hospital, sanatorium, nursing home	1 for each bed
Place of public assembly (auditorium, hall, theater)	1 for each 3 units of seating capacity
Mixed Uses	
Any mixed use	The sum of the various uses computed separately

G. Required loading spaces for each use:

Use	Required Loading Spaces
Multifamily structures with more than 5 dwelling units	1
Retail and wholesale merchandising, manufacturing, storage or processing:	

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	5,000 to 25,000 square feet of gross floor area (GFA)	1
	25,000 to 40,000 SQ GFA	2
	40,000 to 60,000 SQ GFA	3
	60,000 to 100,000 SQ GFA	4
	For each additional 50,000 SQ GFA	4 additional
Schools having 15,000 + SQ GFA		1
Hospitals: (in addition to space for ambulances)		
	10,000 to 30,000 SQ GFA	1
	For each additional 5,000 SQ GFA	1 additional
Mortuary or funeral home:		
	3,000 to 5,000 SQ GFA	1
	For each additional 5,000 SQ GFA	1 additional
Hotels, motels, and offices with 5,000 or more SQ GFA		1

§ 550-44 General provisions.

- A. Off-street parking areas shall provide safe access to and from adjoining streets.
- B. The following minimum standards shall apply to all uses, except single-family and 2-family residential uses.
 - 1. Access to parking areas shall be provided by driveways with defined entrances and exits to streets.
 - 2. Parking areas shall not allow vehicles to directly access a parking space from a street or directly exit a parking space onto a street.
- C. Off-street parking in residential districts.
 - 1. Not permitted in the front yard.
 - 2. All automobiles parked outside shall be properly licensed and registered.
- D. Areas for the storage of four or more automobiles in any zoning district shall be constructed in compliance with the following minimum standards:

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1. Construction. Any area used for vehicle parking shall be improved for use as parking area. Parking areas shall be constructed in accord with acceptable engineering practice and § 550-46, Parking area design standards. Pavement design shall be directly related to parking lot size, projected traffic type and volumes (i.e., automobile, truck).
2. Maintenance. Off-street parking areas shall be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.
3. Drainage. Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property or public streets and alleys and surfaced with erosion-resistant material in accordance with applicable specifications. Parking areas shall be so designed to provide positive drainage to landscaped areas, watercourses and/or municipal stormwater systems.
4. Separation from walkways and streets. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by landscaping, wall, fence, curbing, or other approved barriers or protection devices, at a distance so that vehicles cannot protrude over public rights-of-way or pedestrian areas.
5. Entrances and exits. Location and design of entrances and exits shall be in accord with the applicable requirements of traffic regulations and standards. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians. Curb cuts shall be a minimum of 18 feet for two-way traffic and nine feet for one-way traffic, with concrete approach ramp and concrete curb returns at a minimum five-foot radius on each side. Ramps shall slope to street gutter.
6. Interior drives. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces, generally 20 feet wide for two-way traffic.
7. Marking. Parking spaces in lots of more than 10 spaces shall be marked by painted lines or curb bumpers or other permanent means to indicate individual spaces. Parking stripes shall be four-inch-wide painted strips, at a minimum of nine foot center to center by 18 feet long, angled to best advantage for each of ingress and egress. Bumpers (wheel stops) shall be installed where designated to prevent vehicle encroachment upon abutting pedestrian walks, public roads, or private property.
8. Area lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged and installed to minimize glare on property on adjacent residential uses or lots and all residential districts. Lighting may not exceed 25 feet in height.
9. Screening. When off-street parking areas for 10 or more automobiles are located closer than 15 feet to a lot in a residential district, or to any lot upon which there is a residential use permitted under these regulations, and where such parking areas are not entirely screened visually from such lot by an

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- intervening building or structure, there shall be provided along the lot a continuous visual screen with a minimum height of four feet.
- a. Such screen may consist of a compact evergreen hedge or foliage screening or solid fence a minimum of four feet high, not higher than six feet.
 - b. Tree spacing shall be determined by species type. Large maturing trees shall be planted at a spacing of a minimum of 35 feet and a maximum of 60 feet on center. Small and medium maturing trees shall be planted at a spacing of between 15 feet and 40 feet on center.
 - c. Large maturing trees, such as, but not limited to white oak, Chinese elm, sycamore, red oak, and chestnut oak, shall generally be planted along residential streets and along the street frontages and perimeter areas of parks, squares, greenbelts, or other open space or recreation areas.
 - d. Small and medium maturing trees, such as flowering dogwoods, serviceberry, hawthorn, and river birch shall generally be planted along nonresidential streets, interior portions of parks, squares, greenbelts, or other open space or recreation areas.
 - e. All plantings shall be installed free from disease in a manner that ensures the availability of sufficient soil and water for healthy growth.
 - f. All dumpsters used for multifamily or nonresidential uses shall be completely screened on three sides by either a rock or masonry wall, solid fence, or a dense screen of trees and shrubs.
- E. Location of required parking facilities. It is suggested parking areas are to be to the rear of the building whenever feasible.
1. Sharing and reduction of parking spaces.
 - a. Multiple adjacent uses may share parking spaces in off-street parking areas to provide the minimum number of required spaces and reduce the number of spaces required by the participating uses.
 - b. Sharing of parking spaces may be permitted where it can be determined that uses have intermittent and non-conflicting parking demands and that peak demands occur at different times whether daily, weekly, or seasonally.
 - c. An applicant shall submit, with the zoning permit application, an analysis supporting a shared parking arrangement and a proposed shared parking agreement between the participating property owners which shall be executed and filed with the zoning officer upon approval.
 - d. The Zoning Officer, with the review by the Planning Commission, may reduce the total number of parking and/or stacking spaces required by the strict application of the provisions of this section when it has been conclusively demonstrated that circumstances, site design or location of

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additional available parking indicates that the site does not warrant the number of spaces required and that such reduction will not adversely affect pedestrian or vehicular circulation on the site or on any abutting street.

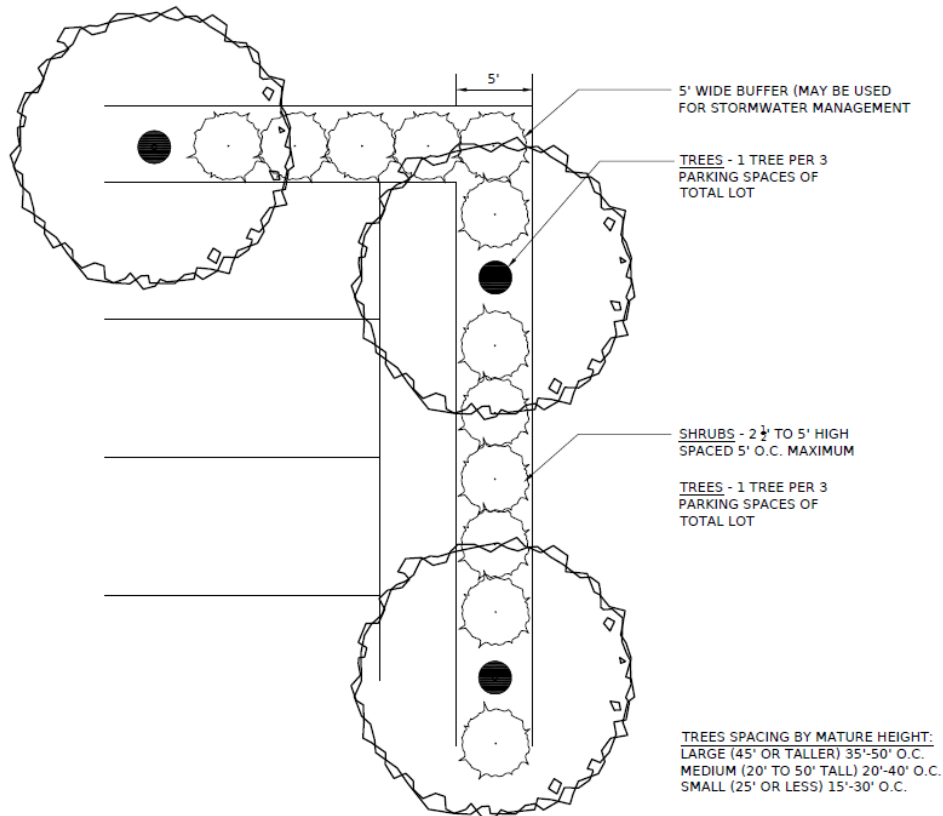
- F. Location of required loading facilities. The loading spaces required for the uses listed in the foregoing schedule shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading space be part of the area used to satisfy the parking requirements of the Zoning Ordinance.
- G. Encroachment and reduction. A required parking and/or loading space shall not be encroached upon by a structure, storage, or any other use, nor shall the number of spaces be reduced.
- H. Off-street parking and loading spaces for uses not specifically mentioned. For any use not specifically mentioned in the above sections, the requirements for off-street parking and off-street loading facilities are the same as for a similar use that is specifically mentioned. In such a case, either the Zoning Officer or the applicant for the certificate of occupancy or building permit may apply to the Zoning Hearing Board for an interpretation of the provisions of this chapter for such off-street parking and off-street loading requirements, and the Zoning Hearing Board shall render a decision in writing in the manner provided for in this chapter for such action.
- I. Parking, storage, or use of major recreational equipment.
 - 1. Major recreational equipment are limited to one per lot, as defined for purposes of these regulations, includes trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats, and boat trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.
 - 2. Occupancy. No such equipment shall be used for living, sleeping, or housekeeping purposes except as provided for under the following conditions:
 - a. Travel trailers, pickup campers, or coaches, motorized dwellings and tent trailers may be temporarily parked and occupied for sleeping purposes only in accordance with the following provisions:
 - i. The temporary parking and occupancy period shall not exceed 14 days in one calendar year.
 - ii. Such vehicles and/or trailers shall be parked in adequate off-street parking areas.
 - iii. Permanent parking and storage of camping and recreational equipment. Permanent storage of such equipment shall be permitted in any zoning district, provided parking of the unit conforms to all applicable yard setback requirements of the zoning district.
 - iv. Lot coverage. Major recreational equipment six feet or more in average height shall be included on the same basis as buildings for regulation

Article XI Parking and Loading Regulations

of lot coverage by all buildings, with area covered computed on the basis of the largest horizontal area covered by such equipment.

- v. Derelict. No major recreational equipment shall be stored out of doors unless it is in condition for safe and effective performance of the function for which it is intended.

§ 550-45 Parking area design standards.

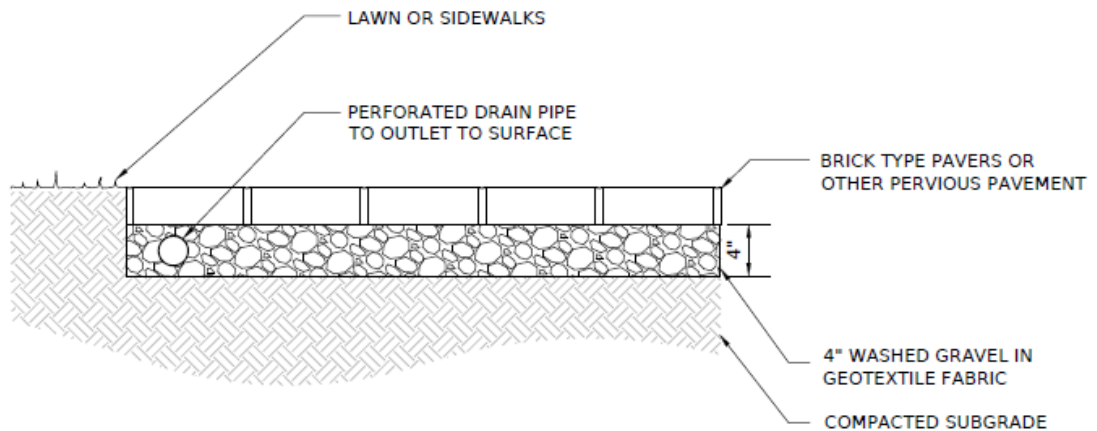
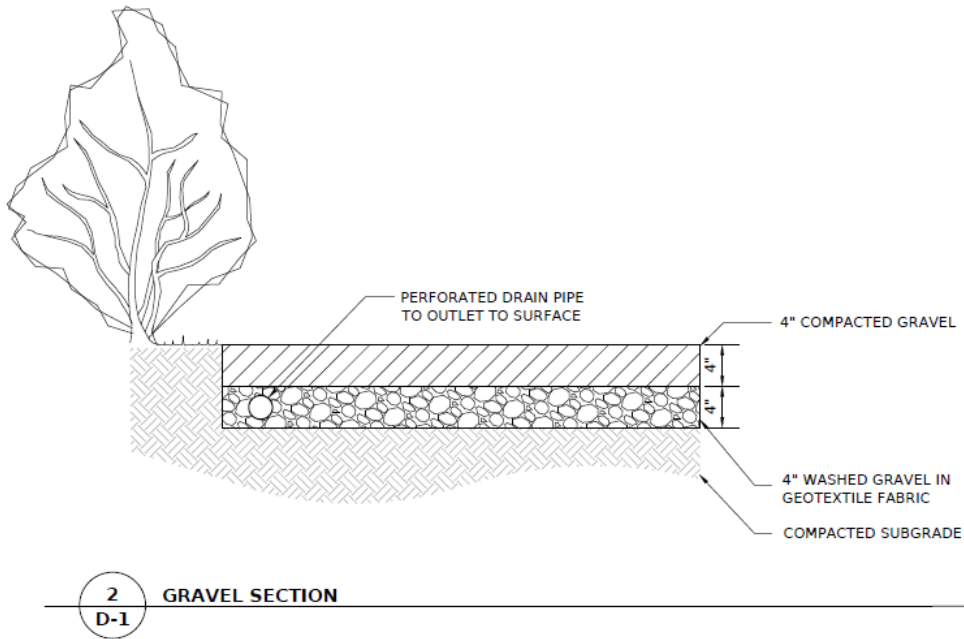


1
D-1 TYPICAL LANDSCAPE BUFFER SPACING LAYOUT

- A. Lots consisting of one to four spaces (see illustrations 2 and 3 below).
 - 1. Parking may be constructed of gravel or other pervious surface as detailed.
 - 2. Gravel parking must include four inches of compacted gravel over a four-inch subbase enclosed in geotextile fabric to prevent silt infiltration of stormwater storage or piping.
 - 3. Pervious paving (such as bricks or other pavers) must include a four-inch compacted gravel subbase for stability and stormwater management.

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4. Spaces provided for any use other than a residential use shall be marked by curb bumpers or other approved permanent marking and shall be screened from adjacent residential uses as outlined.

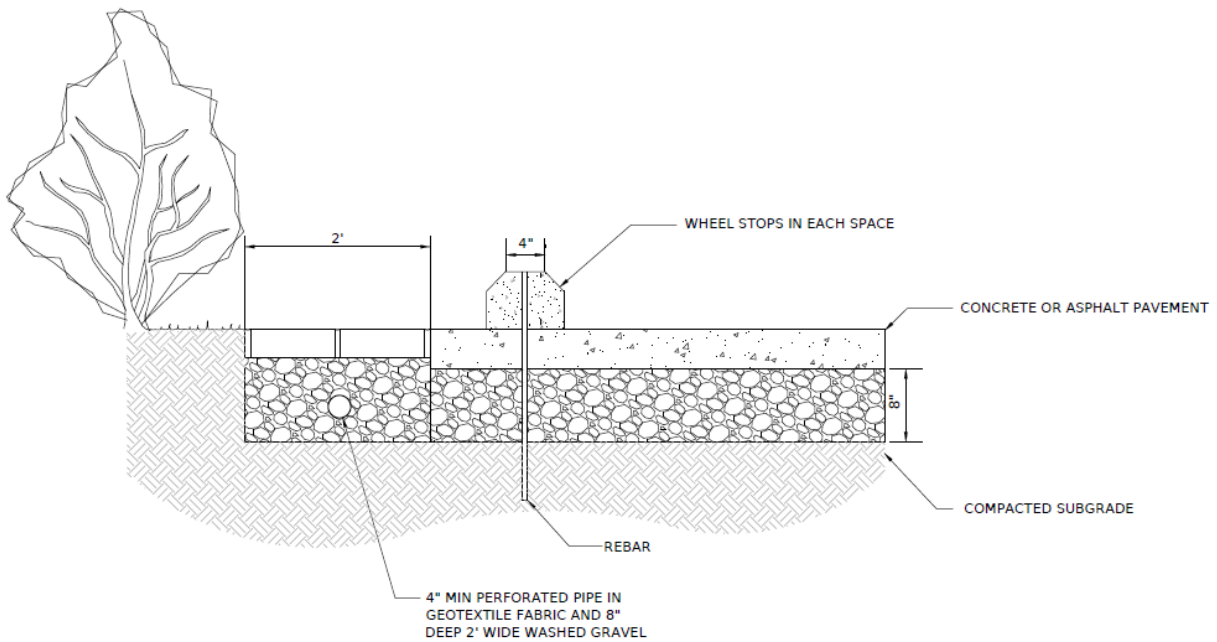


B. Lots consisting of five to 20 spaces (see illustrations 4 and 5 below).

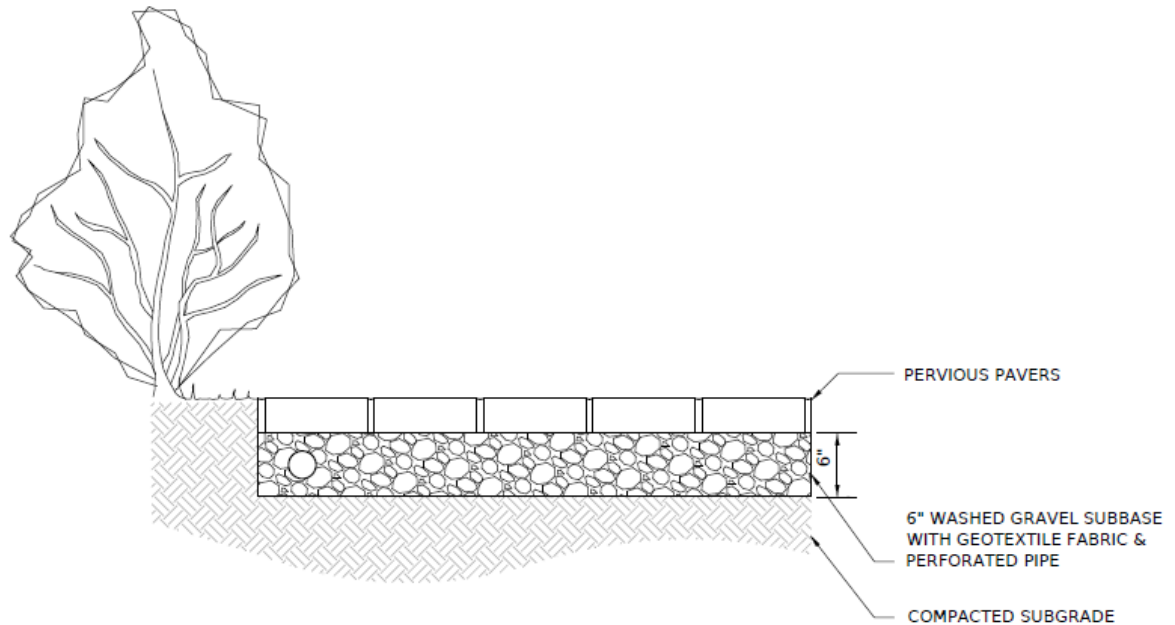
1. Parking may be constructed of asphalt, concrete, or other impervious surface with stormwater management facilities or landscaping as necessary to meet stormwater management requirements.

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2. Parking may be constructed of pervious surface (such as bricks or other pavers) if landscaping is constructed to meet the needs of stormwater management as detailed.
3. Spaces shall be marked with paint.
4. Spaces shall include 15% pervious area at the front of the space to allow stormwater infiltration with curb bumpers to prevent encroachment of vehicle into this area.
5. Ten percent of the total parking lot area shall be landscaped, including five-foot-wide landscape buffer surrounding the lot and eight-foot-wide planting islands between or at the ends rows.



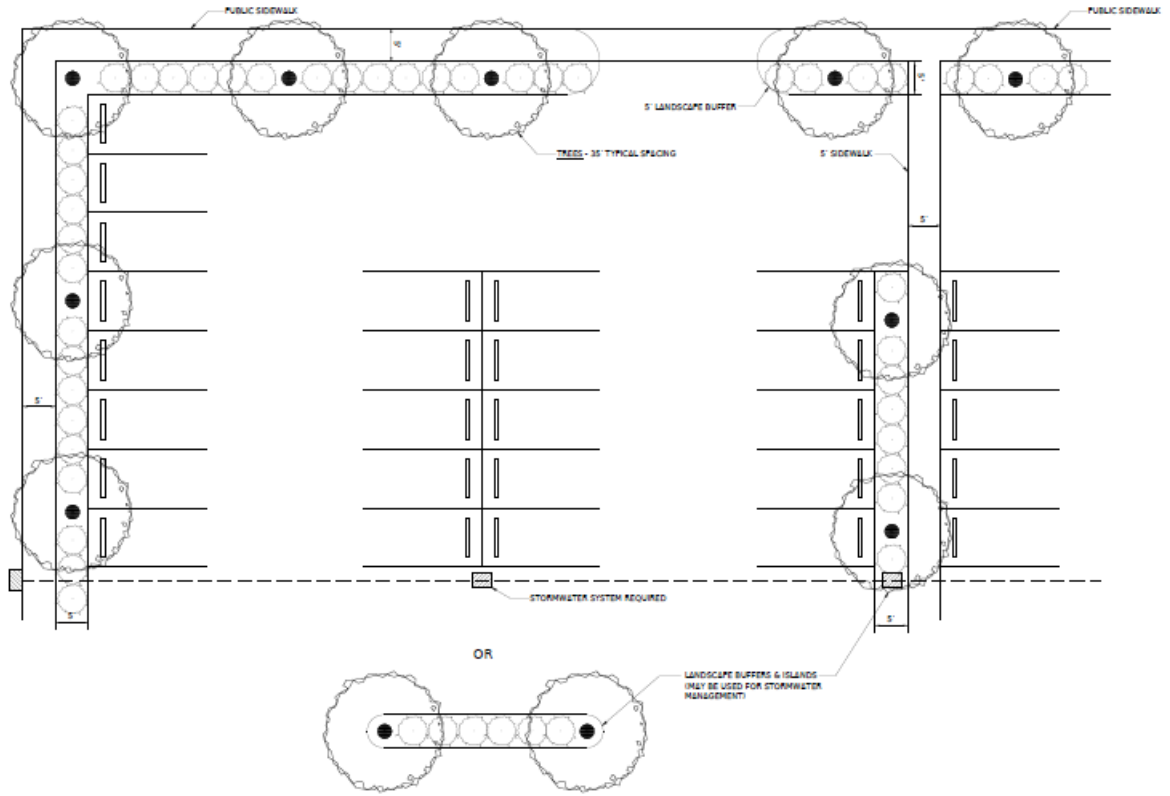
4
D-1 PAVED PARKING



5 PERVIOUS PAVEMENT (PAVERS)
D-1

- C. Lots consisting of 20 or more spaces (see illustration 6 below).
 - 1. Parking shall be improved for use as parking lot as required.
 - 2. Parking shall be constructed of asphalt, concrete, or other solid surface with stormwater management facilities and landscaping as necessary to meet requirements.
 - 3. All spaces shall be paved and marked with paint to designate spaces.
 - 4. Twenty percent of the total parking lot area shall be landscaped, including five-foot-wide landscape buffer surrounding the lot and eight-foot-wide planting inlands between each fourth row of spaces.
 - 5. A five-foot paved walkway must be provided between the public streets to the building access if more than three rows of 15 spaces are required for the site.
- D. Central Business District (C). All parking areas within the C shall be paved and must provide adequate stormwater facilities and landscape screening as outlined in Subsection C.
- E. Exception: Car dealer display areas may allow 30% of lot frontage to remain open from landscape screening for display purposes.

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6 TYPICAL PARKING LOT LANDSCAPING
D-3

Article XII Signs

§ 550-46 General Regulations.

A. Applications and permits.

1. The Zoning Officer shall receive sign permit applications and issue sign permits for the erection, placement or installation of signs located within the Borough.
2. Unless specifically exempted, a permit shall be obtained from the Zoning Officer before the erection, placement or installation of any sign within the Borough.
3. Application.
 - a. The permit application and permit fee shall be submitted to the Zoning Officer prior to the issuance of a permit. The application shall be in a written form prescribed by the Zoning Officer and contain at least the following information:
 - i. Signature approvals of the sign owner and property owner.
 - ii. Name and address of the contractor constructing and/or installing the sign.
 - iii. Construction documents showing the dimensions, materials, construction and installation details and the sign copy.
 - iv. A sketch depicting the location of the sign installation on the property and its relationship to other signs and improvements on the lot.
 - b. Applications not conforming to the provisions of this chapter shall be denied by the Zoning Officer. Upon request of the applicant, the Zoning Officer shall state, in writing, the reasons for denying the permit.
4. Permit suspension.
 - a. Any issued permit shall become invalid and its fee deemed to have been abandoned if the authorized sign installation has not been initiated or completed within six months from the date of the issuance of the permit.
5. Permit revocation.
 - a. The Zoning Officer shall revoke any permit based on false statement, misrepresentation of fact or an installation not in conformity with the application.
6. Permit fees.

Article XII Signs

- a. The sign permit fee shall be paid in accordance with the fee schedule adopted by the Borough.

B. Inspections.

1. The Zoning Officer shall inspect the erection, placement or installation of signs to ensure compliance with this chapter and conformity with the sign permit application. The Zoning Officer is authorized to engage such expert opinion as deemed necessary to report upon technical issues that arise, subject to approval of the Greenville Borough Council.

C. Compliance required.

1. It shall be unlawful for any person, firm, or corporation to erect, install, place, construct, alter, enlarge, repair, maintain or remove any sign in conflict with or in violation of any of the provisions of this chapter. The Zoning Officer shall pursue legal remedies necessary to ensure compliance with this chapter including the issuance of violation notices and the prosecution of any person failing to comply with a properly executed violation notice.

D. Keeping of records.

1. The Zoning Officer shall keep official records to include applications received, permits issued, fees collected, violation notices issued and inspection reports.

E. Notice of Violations.

1. The Zoning Officer shall serve a notice of violation, in writing, on any responsible party for the erection, installation, placement, alteration, enlargement, removal or repair of a sign that is in violation of any provision of this chapter. The notice shall give the location of the property, a description of the violation, the section reference and a date by which the violation shall be corrected. The responsible party shall be given a reasonable amount of time to correct the violation but under no circumstances more than 30 days.
2. The notice of violation shall be deemed properly served if a copy is:
 - a. Delivered to the responsible party personally;
 - b. Sent by certified, return receipted mail to the responsible party's last known address; or
 - c. Conspicuously posted on the premises for three days and advertised at least once in a local newspaper of general circulation.
3. The Zoning Officer may pursue legal remedy or prosecution against the responsible party upon failure to comply with the notice of violation.

F. Appeals.

1. Any person with standing, aggrieved, or affected by a decision of the Zoning Officer shall be permitted to appeal to the Zoning Hearing Board based on a

Article XII Signs

claim that the true intent of the provisions of this chapter have been misinterpreted or that the provisions do not fully apply.

2. Any sign not explicitly permitted in this chapter may be allowed only upon approval of the Zoning Hearing Board, provided that the sign is similar to and not more objectionable to the general welfare than other signs permitted in this chapter. The Zoning Hearing Board may require compliance with conditions necessary to protect and promote the general welfare of the Borough.
3. Hearing application and fee.
 - a. The application for a hearing shall be submitted in such a written form as prescribed by the Zoning Officer within 20 days of permit denial, violation service or just cause. Appeals after the prescribed time limit shall not be considered and the decision of the Zoning Officer shall be considered final.
 - b. An appeal application fee shall be paid in accordance with the fee schedule adopted by Borough Council.

G. No personal liability.

1. The Zoning Officer, or designee, charged with the enforcement of this chapter, acting in good faith and without malice in the discharge of the duties described in this chapter, shall not be personally liable for any damage that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Zoning Officer or employee because in the enforcement of any provision of such ordinances or other pertinent laws or codes implemented through the enforcement of this chapter or enforced by the enforcement agency shall be defended by the Borough of Greenville until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the Borough of Greenville. This chapter shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or parcel of land for any damages to persons or property caused by defects, nor shall the enforcement agency or the Borough of Greenville be held as assuming any such liability by reason of the reviews or permits issued under this chapter.

§ 550-47 Dimensional, Height, and Time Requirements for Signs.

- A. Sign requirements for all nonresidential uses.

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Sign Types & placement	Permitted Number & location	Maximum Area	Height (feet)	Setback (feet)
Awning	1 per building frontage at public entrance	32 sq. ft.	18 (height) 9 (vertical clearance)	
Billboard	1 per lot	220 sq. ft.		10
Development	1 per lot	50 sq. ft.	18 (height)	
Directional	2 per acre	4 sq.ft. per sign		10
Freestanding	1 per building frontage or 1 per 200 ft. of property frontage (see F.4.below)	50 sq. ft. per 200 ft. of property frontage	18 (height) 9 (vertical clearance)	10
Home Occupation	1 per building	4 sq. ft.		
Mural	1 per building	1 story: 15% 2 story: 10% 3 story: 5%		
On-Premises	2 per acre	4 sq. ft. per sign		10
Portable	1 per lot	10 sq. ft.		
Projecting	1 per building frontage at public entrance	15 sq. ft.	18 (height) 9 (vertical clearance)	
Residential Plan Identification	1 per lot	24 sq. ft.		10
Roof	1 per building	1 story: 15% 2 story: 10% 3 story: 5%	20 (height)	

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Sign Types & placement	Permitted Number & location	Maximum Area	Height (feet)	Setback (feet)
Wall	1 per building occupancy plus 4 per building elevation	1 story: 15% 2 story: 10% 3 story: 5%		
Window	1 per building occupancy on a fixed window adjacent to a public entrance	40% of glazing area		
Wind Sale	1 per lot	35 sq. ft.	30 (height)	10

B. Measuring sign area and height.

1. The sign area shall be determined by combining the area(s) of the smallest square, circle, oval, rectangle, triangle or combination thereof that will encompass the extreme limits of the sign face. The area of an oval shall be computed as 80% of the area of a rectangle with the equivalent height and width.
2. In computing the sign area of an individual sign that consists of more than one section, segment, part or module, the open area between such sections shall be included in computing the sign area.
3. Double- and multiple-sided signs.
 - a. Double-sided signs shall be regarded as one individual sign, provided all of the following requirements are met:
 - b. The area of a double-sided sign shall be the area of the largest single face only.
 - c. Multiple-sided signs shall be prohibited.
4. Sign height.
 - a. The maximum height of a sign shall be computed by measuring the distance from normal grade to the top of the highest component of the sign or its framework.

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- b. The minimum vertical clearance of a sign shall be computed by measuring the distance from normal grade to the lowest component of the sign face.
 - c. Where the normal grade cannot be reasonably determined as above, the normal grade shall be considered to be the lower of the following:
 - i. The elevation of the nearest point in the crown of a public street; or
 - ii. The elevation of the principal entrance of the principal structure on the zone lot.
- C. Minimum vertical clearance.
- 1. The minimum vertical clearance of a sign shall be computed by measuring the distance from normal grade to the lowest component of the sign face.
- D. Normal grade.
- 1. Normal grade shall be construed to be the lower of:
 - a. The existing grade prior to construction; or
 - b. The newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
 - 2. Where the normal grade cannot be reasonably determined as above, the normal grade shall be considered to be the lower of the following:
 - a. The elevation of the nearest point in the crown of a public street; or
 - b. The elevation of the principal entrance of the principal structure on the zone lot.
- E. Required setback. The required setback shall be computed by measuring the distance from the edge of the public cartway to the nearest edge or surface of the sign. A supporting pole or structure shall meet the required setback. The sign face may extend to the public right-of-way but shall not extend beyond the right-of-way line.
- F. Sign specific regulations
- 1. Awning sign.
 - a. The sign face shall not extend beyond the awning or canopy surfaces in any direction.
 - b. Graphic stripping, patterns, color bands or background embellishments shall not be included in the computation of sign area.
 - 2. Billboard.
 - a. Billboards shall be no larger than 10'x22'.
 - 3. Building (wall) sign.

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- a. The entire building elevation, including windows and doors, for that side of the building shall be used in computing the maximum permitted sign area.
 - b. The maximum permitted sign area for a wall sign shall be dependent upon the numbers of stories and/ or height of the building. The maximum permitted wall sign area shall be computed as follows:
 - i. The maximum allowable sign area for a one-story building not exceeding 15 feet in height shall be 15% of the building elevation.
 - ii. The maximum allowable sign area for a two-story building not exceeding 30 feet in height shall be 10% of the building elevation.
 - iii. The maximum allowable sign area for a building exceeding 30 feet in height shall be 5% of the building elevation up to a maximum of 40 feet in building height.
4. Freestanding sign.
- a. The supporting pole(s) or structure of the sign shall meet the required setback. The sign face may extend to the public right-of-way but shall not extend beyond the right-of-way line.
 - b. When a property frontage exceeds 200 feet in length, more than one sign shall be permitted. One freestanding sign for each 200 feet of property frontage and one additional freestanding sign for each remainder of the property frontage exceeding 100 feet of the two-hundred-foot segment shall be permitted.

Examples:

Number of signs permitted	Length of property frontage (ft.)	Maximum combined sign area (sq. ft.)
1	275	50
2	301	100
3	501	150
4	850	200

5. Portable sign.
- a. Portable signs are not included in the computation for maximum allowable sign area.
 - b. Portable signs must be taken inside at the close of business.

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6. Projecting sign.
 - a. The sign shall not extend vertically above the building facade. One edge of the sign shall be installed as close as possible to the building facade and the sign shall not extend more than four feet beyond the building facade. No part of the sign or its supporting structure shall extend nearer than four feet to the perpendicular upward projection of any curblin.
 - b. Signs projecting over a street or alley are prohibited.
7. Roof sign.
 - a. Roof signs shall not be permitted on any building fronting Main Street from the Shenango River to the west side of Mercer Street.
 - b. Roof signs for nonresidential uses shall be permitted elsewhere in the Borough, provided the sign face does not exceed three feet in height.
8. Wind Sale.
 - a. Must be securely mounted and able to withstand wind loads of 100+ mph.

§ 550-48 Sign Type and Location.

A. The following table illustrates the signs permitted in each zoning district.

Sign Type	R-1	R-2	PI	MU	C	LM	I
Animated Sign			X	X	X	X	X
Awning/Canopy Sign			X	X	X	X	X
Billboard						X	X
Building (or wall) Sign			X	X	X	X	X
Changeable Sign			X	X	X	X	X
Development Sign				X		X	X
Directional Sign	X	X	X	X	X	X	X
Freestanding Sign			X	X		X	X

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Home Occupation Identification Sign	X	X	X	X	X	X	X
Illuminated Sign				X	X	X	X
Murals			X	X	X	X	X
On-Premises Sign			X	X	X	X	X
Off-Premises Sign			X	X	X	X	X
Portable Sign			X	X	X	X	X
Projecting Sign			X	X	X	X	X
Residential Plan Identification Sign		X	X	X			
Roof Sign			X	X	X	X	X
Temporary Sign	X	X	X	X	X	X	X
Window Sign			X	X	X	X	X
Wind Sale Sign			X	X	X	X	X

§ 550-49 Removal and Erection.

A. Any sign hereafter erected shall conform to the provisions of this chapter, the International Building Code and all other applicable ordinances or regulations of the Borough of Greenville.

B. Removal of signs.

1. The Zoning Officer shall remove or cause to be removed any sign in the Borough that was erected, installed, maintained or repaired in violation of the provisions set forth in this chapter. Any sign that in the opinion of the Zoning Officer constitutes an immediate danger shall be removed or caused to be removed by order of the Zoning Officer.

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2. When the owner of the property upon which the sign is located fails to comply with the removal order within the time prescribed, the Zoning Officer shall cause the sign to be removed, either by an available public agency or by contract or arrangement with private persons. The cost of such removal shall be charged against the real estate upon which the sign is located and shall be a lien upon such real estate.
- C. Abandoned and obsolete signs. Abandoned and obsolete signs are not permitted and shall be removed at the expense of the property owner in accordance with Subsection B.
- D. Workmanship. All permanent signs shall be constructed, erected, installed, maintained and repaired in a professional, workmanlike manner. Durable, weather-resistant components and materials shall be used in the construction and fabrication of all permanent signs. Signs fabricated of painted wood sheathing (plywood, OSB) or of any paper product and exposed to the elements shall be prohibited.
- E. Maintenance and Repair. All signs shall be kept in good condition and repair. Any sign that is in disrepair, not securely attached or deemed unsafe by the Zoning Officer shall be made to conform to the provisions of this chapter by written notice from the Zoning Officer to the property owner.
- F. Sign replacement.
1. Any sign or part of a sign may be replaced with new materials, provided the sign is not enlarged, moved, or used to display a different message. A different message shall include, but not be limited to, the identification of a different use or replacement with a different name for the same use.
 2. Such replacement shall not require a new sign permit or fee provided a sign permit was obtained and a fee paid for the existing sign.
- G. Lighting of signs.
1. Internally or externally lighted signs for nonresidential uses shall be permitted, provided the sign conforms with the provisions set forth in § 550-54D.
 2. Lighted signs for residential uses are prohibited.
- H. Changeable messages.
1. Changeable messages on signs for nonresidential uses shall be permitted, provided they conform in all respects to this chapter, and provided the message does not change in part or in whole more than once in any six-

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second period. Refer to § 550-54D for restrictions and allowances on blinking and flashing lights.

2. Time/temperature signs are permitted for nonresidential uses, provided they conform in all other respects to this chapter. The time/temperature sections of the sign shall not exceed 10 square feet in area.
 3. Changeable message signs that are illuminated shall not be located within the second two-thirds of an intersection that is controlled by traffic signal lights or illuminated pedestrian control signals.
 4. Changeable message signs that are illuminated shall not be located in a residential zone unless preexisting nonconforming use applies.
 5. Changeable signs are a conditional use in the Central Business District.
- I. Nonconforming signs. A legal nonconforming sign shall be permitted to continue in its use until the time the sign is abandoned or becomes obsolete, subject to the following limitation: Sign repairs, or replacements are permissible, provided such changes do not increase the degree of nonconformity of the sign and conform with the provisions set forth in § 550-53F.
- J. Off-premises signs.
1. Signs erected, displayed, or installed on nonresidential private property may advertise or identify a use located on a different property in the Borough provided the sign conforms to the provisions of this chapter. Such a sign shall require a sign permit and shall be included in the computation of the maximum sign area for the subject property.
 2. An off-premises sign shall not be located on any residential property.

§ 550-50 Prohibited Signs.

A. Traffic visibility.

1. No sign or sign structure shall be erected at the intersection of any streets or along any street in such a manner as to obstruct free and clear vision. No sign or sign structure shall be located where by its position, shape, or color interferes with, obstructs the view of or can be confused with any authorized traffic sign, signal or device.
2. At an intersection, no sign or sign structure shall be located within a thirty-foot clear site triangle at a height of less than 10 feet from grade to the bottom of the sign except for a single support that is less than seven inches in diameter and used to support a pole sign.

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3. Traffic visibility shall take precedence over any other permitted sign use.

B. Imitation of official signage.

1. Any sign that by its location, color, size, shape, message, illumination or nature may be confused with an official traffic control sign, signal or device shall be prohibited.
2. Any sign that uses admonitions such as STOP, GO, SLOW, LOOK, DANGER or YIELD that may be confused with official signs of a government, public utility or emergency service shall be prohibited.

C. Signs on public property.

1. Signs, sign structures, or sign frameworks, shall not be permitted on public property or in a right-of-way except as provided elsewhere in this chapter.
2. Greenville Borough Council may erect, install, place or display signage on Borough property provided the sign conforms with the safety provisions of this chapter.

D. Lighting.

1. Signs which blink, flash or have animated, rotating, pulsating or scrolling light shall not be permitted except when in use as a temporary holiday decoration.
2. The illumination from any sign, permanent or temporary, shall not cast any direct light or significant glare onto any residential use or onto any public street. Lighting directed toward a sign shall be shielded such that it illuminates only the sign face.
3. Strings of bare bulbs shall be limited to 15 watts each and shall be mounted to a rigid, dark and opaque background.
4. The operation, by a person, of any light fixture that produces blinking, flashing, rotating, pulsing or scrolling light visible from any point on public property or in the right-of-way shall be prohibited regardless of its association with any sign.

E. Hazardous locations.

1. Any sign which obstructs the free ingress or egress of any window, door, stairway, fire escape or any means of egress location shall be prohibited. No sign shall be attached to a fire escape, standpipe, hose cabinet or similar fixture except as permitted by the Fire Department.

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2. No sign shall be placed in a manner that obstructs light or air from entering the building as may be required by Borough Code or in a location that interferes with the proper functioning of a building.

F. Portable signs.

1. Portable signs, not of a temporary or transitory nature, shall be prohibited.
2. Exception: One sign of an A- frame design may be placed on the sidewalk of a nonresidential use during normal business hours only, provided the sign is commercially manufactured, has a sign area not exceeding six square feet, and does not interfere with pedestrian traffic in any way.

G. Vehicle and trailer signs. Any sign attached to or placed upon a trailer or an abandoned vehicle on either public or private property shall be prohibited.

H. Unlawful use. A sign containing information which states or implies that a property is or may be used for a purpose not permitted under the provisions of this chapter, or any other unlawful use shall be prohibited.

I. Special occasions. Pennants, streamers, pinwheels, balloons, inflatable signs and tethered balloons shall be prohibited except those temporarily displayed as part of a special sale, promotion or community event.

J. Prohibited by law. Signs prohibited by state or federal law shall be prohibited in the Borough of Greenville.

K. Outdoor advertising act. Signs and billboards not in compliance with the Pennsylvania Outdoor Advertising Act 18 shall be prohibited.

L. Temporary signs.

1. All temporary and special occasion signs shall conform with the dimensional requirements and safety provisions of this chapter.
2. Temporary signs shall not be displayed for more than 30 days in any six-month interval.

§ 550-51 Right-of-Way and Public Property.

- A. Signs of a governmental body. Any governmental body having jurisdiction may erect signs or display notices that direct or regulate traffic or parking, convey public information, identify public property or provide legal service.
- B. Utility information. Public utilities may erect noncommercial signage of the appropriate size regarding its poles, pipes, lines or facilities.
- C. Public transit. Public transit providers may erect noncommercial signage of appropriate size and in the appropriate locations to inform passengers of its services.
- D. Emergency situations.
 - 1. Governments, utilities, emergency services and contractors may display emergency warning signs or safety equipment when performing authorized or permitted work.
 - 2. Only the listed entities may operate a light fixture that produces blinking, flashing, rotating, pulsing or scrolling light in the public space.
- E. Projections over public ways.
 - 1. Signs that project into or over a public space from a location on private property shall be permitted, provided that they conform in all other respects to the provisions of this chapter.
 - 2. An awning structure or framework that projects into the right-of-way without its covering, whether permanent or fabric, shall be prohibited regardless of its past or future use as a sign.
- F. Special occasion signage. Borough Council, upon written request, may approve the temporary erection or display of signs for special occasions provided the signage conforms in all other respects to this chapter.

§ 550-52 Fee Exempt Signs.

- A. General exemption requirements.
 - 1. Fee-exempt signs shall be subject to the standards set forth in Table below.

Article XII Signs

Sign types & placement	Permitted number & location	Dimensional Requirements		
		Area (sq. ft.)	Height (ft.)	Setback (ft.)
Announcement (building)	1 per building elevation	15		
Announcement (freestanding)	1 per building frontage	12	6	10
Building marker	1 per building elevation	6		
Contractor (freestanding)	1 per building frontage	10	6	10
Incidental (building)	No limit	8		
Incidental (freestanding)	No limit in the interior of lot 2 per street entrance to any lot	4	6	10
Name plate (building)	1 per building occupancy	2		
Name plate (freestanding)	1 per public entrance	2		10
Political	No limit	10	6	10

Article XII Signs

Sign types & placement	Permitted number & location	Dimensional Requirements		
		Area (sq. ft.)	Height (ft.)	Setback (ft.)
Portable (freestanding)	1 per building frontage at public entrance	6		
Real estate (building)	1 per building frontage	10		
Real estate (freestanding)	1 per building frontage	10	6	10

2. Exemptions from the necessity of securing a sign permit does not relieve the sign owner or property owner from the responsibility of conforming with the provisions of this chapter.
 3. Freestanding, fee-exempt signs that cannot meet the required setback due to the lack of space behind the curb may be erected provided they are placed as close to the building as possible.
- B. Official signs. Signs and notices authorized by a court, government, or government agency shall be fee exempt.
 - C. Flags. The flag of a government, government agency or school shall be fee exempt.
 - D. Utility, transit, and emergency signs. Appropriate, noncommercial public utility, transit and emergency signs shall be fee exempt.
 - E. Religious symbols. Religious symbols and displays of seasonal decorations within the public holiday season shall be fee exempt.
 - F. Integral building identification. Memorial plaques, building identification signs and building cornerstones, when cut into a masonry surface or when made of

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noncombustible materials and installed as an integral part of the building or structure, shall be fee exempt.

G. Nameplates. Nameplates, street address identification or combination nameplate/street address signs shall be fee exempt, provided such signs do not contain a commercial message and do not exceed the dimensional requirements set forth in § 550-51.

H. Incidental signs.

1. Incidental signs shall be fee exempt, provided such signs do not contain a commercial message and do not exceed the dimensional requirements set forth in § 550-51. Any occupancy identification shall be limited to 25% of the sign area.
2. Informational and directional signs exceeding the dimensional requirements set forth in § 550-51 shall not be considered incidental signs and shall meet the provisions set forth in § 550-51.

I. Real estate signs.

1. Real estate sign advertising the sale or rental of the premises upon which the sign is located shall be fee exempt, provided the sign does not exceed 10 square feet in area and the sign is removed within 10 days of the sale, rental or leasing of the premises. Off-premises real estate signs are permitted, provided they advertise property within the Borough.
2. Failure to remove the sign within the prescribed time period shall result in the responsible party being subject to the provisions of § 550-53B.

J. Political signs.

1. Election and political campaign signs located on private property shall be fee exempt, provided the signs do not exceed 10 square feet in area and do not contain any commercial message. Campaign signs shall not be displayed sooner than 45 days prior to Election Day and shall be removed no later than 10 days after Election Day.
2. Failure to remove the sign within the prescribed time period shall result in the responsible party being subject to the provisions of § 550-53B.

K. Contractor signs.

1. Contractors, developers, architects, artisans and the like may display, without a fee, a sign at the location where they are performing work, provided the sign does not exceed 10 square feet in area. Such signs

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shall not be displayed until after the issuance of a building permit and removed no later than five days after the work is completed.

2. Failure to remove the sign within the prescribed time period shall result in the responsible party being subject to the provisions of § 550-53B.
- L. Works of fine art. Works of fine art displayed in conjunction with a commercial enterprise where the enterprise does not receive direct commercial gain shall be fee exempt.
- M. Interior signs. Signs located in the building interior which cannot be viewed from the right-of-way shall be fee exempt.
- N. Announcement signs.
1. Signs displayed temporarily to advertise special promotions, grand openings, community events or the like shall be fee exempt, provided the sign does not exceed the dimensional requirements set forth in § 550-51. Such signs shall not be displayed prior to 10 days before the event and shall be removed no later than five days after the event.
 2. Failure to remove the sign within the prescribed time period shall result in the responsible party being subject to the provisions of § 550-53B.

Article XIII Nonconforming Uses, Structures, and Lots

§ 550-53 Intent and standards.

- A. Within the districts established by this chapter or amendments that may later be adopted there exist lots, structures, and uses of land and structures which were lawful before this chapter was passed or amended, but which would be prohibited under the terms of this chapter or future amendment, it is the intent of this chapter to permit these nonconformities to continue until they are removed. Such uses are declared by this chapter to be incompatible with permitted uses in the districts involved. Nonconformities may be enlarged and expanded only by the approval of the Zoning Hearing Board. Any enlargements or expansions approved by the Zoning Hearing Board shall meet the provisions of use for that type of use. Nonconforming industrial uses shall meet the provisions of use for the Industrial District, and likewise any nonconforming commercial uses shall meet the provisions of use requirements for the Business District when they are either enlarged or expanded.
- B. A nonconforming use of a structure, a nonconforming use of land or nonconforming use of a structure and land shall not be extended or enlarged after passage of this chapter by attachment of additional signs to a building, or the placement of additional signs or display devices on the land outside the building, or by the addition of other uses, if such additions are of a nature which would be prohibited generally in the district involved.
- C. Nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this chapter and upon which actual building construction has been diligently carried on. "Actual construction" is defined to include the placing of construction materials in permanent position and fastened in a permanent manner, and demolition, elimination, and removal of an existing structure in connection with such construction, provided that actual construction work shall be diligently carried on until the completion of the building involved.

§ 550-54 Nonconforming lots of record.

- A. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lots fails to meet the requirements for area or width, or both, that are applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements and other requirements not involving

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area or width, or both, of lot shall be obtained only through action of the Zoning Hearing Board.

- B. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements for lot width and area in the respective district, the lands involved shall be considered to be an undivided parcel for the purpose of this chapter, and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by this chapter, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in this chapter.

§ 550-55 Nonconforming uses of land.

Where, at the effective date of adoption or amendment of this chapter, lawful use of land exists that is made no longer permissible under the terms of this chapter as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter, except as specified by § 550-47 of this chapter.
- B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this chapter.
- C. If any such nonconforming use of land ceases for any reason for a period of more than 12 consecutive months, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

§ 550-56 Nonconforming structures.

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on areas, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. A structure may be enlarged or altered in a reasonable amount only as approved by the Zoning Hearing Board.
- B. Should such structure be destroyed by any means to an extent of more than 50% of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter unless a variance is granted by the Zoning Hearing Board.
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after moved.

§ 550-57 Nonconforming uses of structures.

If a lawful use of a structure, or of a structure and premises in combination, exists at the effective date of adoption or amendment of this chapter, that would not be allowed in the district under the terms of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. An existing structure devoted to a use not permitted by this chapter in the district in which it is located may be enlarged, extended, constructed, reconstructed, or structurally altered to any reasonable amount upon granting of a variance by the Zoning Hearing Board. Any enlargements or expansions approved by the Zoning Hearing Board shall meet the provisions of use for that type of use.
Nonconforming industrial structures shall meet the provisions of use for the Industrial District, and likewise, any nonconforming commercial structures meet the provisions of use requirements for the Business District when they are either enlarged, extended, constructed, reconstructed, or structurally altered.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.
- C. If no structural alterations are made, any nonconforming use of a structure or structure and premises may be changed to another nonconforming use, provided that the Zoning Hearing Board, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Zoning Hearing Board may require appropriate conditions and safeguards in accord with the provisions of this chapter.
- D. Any structure, or structure and land in combination, in, or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
- E. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for 12 consecutive months, the structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.
- F. Where nonconforming use status applies to a structure and premises in combination, removal, or destruction of the structure shall eliminate the nonconforming status of the land.

§ 550-58 Nonconforming residential use.

Where single-family residences exist as nonconforming uses according to this chapter, the following shall apply:

- A. Notwithstanding any other provisions pertaining to nonconforming uses in this chapter, an existing nonconforming residential dwelling destroyed in whole or in

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part by fire, flood, explosion, or any other casualty beyond the control of the property owner, may be reconstructed and used as before said casualty, provided:

1. The reconstructed principal residential structure and accessory structures (not including any agricultural structures) in combination shall not have a floor area of greater than 125% of that of the original principal residential structure and accessory structures (not including any agricultural structures) in combination; and
 2. The reconstructed principal and accessory structures shall meet applicable lot, yard, and height requirements of the zoning district.
- B. Notwithstanding any other provisions pertaining to nonconforming uses in this chapter, an existing nonconforming residential dwelling or any of its customarily accessory structure may be expanded in floor area up to an additional 25% each of the existing floor area, provided:
1. The expansion does not include the addition of a residential dwelling unit or business unless such are otherwise permitted in the zoning district; and
 2. Only one such expansion per principal or accessory structure shall be permitted.

§ 550-59 Repairs and maintenance.

- A. On any building, devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing with the normal permitting process.
- B. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

§ 550-60 Granted under special exception provisions.

Any use for which a special exception is permitted as provided in this chapter shall not be deemed a nonconforming use, but shall without further action be deemed a conforming use in such district.

Article XIV
Administration and Enforcement

§ 550-61 Office of Zoning Officer.

- A. Creation of Office. The office of Zoning Officer is hereby created.
- B. Appointment. The Zoning Officer shall be appointed by the governing body and shall not hold any other elected office in the Borough.
- C. Official Records. An official record shall be kept of all business of the Zoning Officer and shall be open to public inspection at all appropriate times.
- D. Compensation of the Zoning Officer. The compensation of the Zoning Officer shall be determined by the governing body.

§ 550-62 Duties and powers of the Zoning Officer.

- A. The Zoning Officer shall interpret and enforce all provisions of this chapter.
- B. Permits and certificates of use and occupancy. The Zoning Officer shall issue zoning permits and certificates of use and occupancy. Zoning permits and certificates of use and occupancy for construction and uses which are a special exception or variance from this chapter shall be issued only upon order of the Zoning Hearing Board.
- C. Annual report. The Zoning Officer shall annually submit to the governing body a report of all permits and certificates of use and occupancy, notices issued and orders.
- D. Right of entry. The Zoning Officer shall have the authority to enter during normal business hours any structure and/or land in the Borough to inspect and to enforce the provisions of this chapter. Before entering, the Zoning Officer shall provide proper identification and notify the property owner prior to entry.

§ 550-63 Application for zoning permit and certificate of use and occupancy.

- A. When zoning permit is required. It shall be unlawful to erect, enlarge, construct, or structurally alter any building and/or other structure or change the use, intensity of use or extend or displace the use of any building, other structure and/or land in the Borough without filing an application with the Zoning Officer and/or Code Enforcement Officer in writing and obtaining the required permit.
- B. When a certificate of use and occupancy is required. It shall be unlawful to use and/or occupy any building, other structure and/or land for which a permit is required until a certificate of use and occupancy for such building, other structure and/or land has been issued by the Zoning Officer. The application for issuance of a certificate of use and occupancy shall be made at the same time an application for a permit is filed with the Zoning Officer.
- C. Forms of application. The application for a permit and a certificate of use and occupancy shall be submitted in such form as the governing body may prescribe

and shall be accompanied by the required fee as established by resolution of Borough Council.

- D. Plot diagram. Application shall be accompanied by a plot plan diagram (in duplicate) drawn to suitable scale showing all dimensions of lands or buildings to provide accurate means of review of the material in the application. One copy shall be returned to the applicant indicating approval or disapproval; one copy shall be retained by the Zoning Officer.
- E. Amendments to a permit. Amendments to a permit or other records accompanying it may be filed at any time before completion of the work. Such amendments shall be deemed a part of the original application.
- F. Expiration of permits. If work described in any permit has not begun within 90 days from the date of issuance, it shall expire. A written notice shall be given by the Zoning Officer to the persons affected. Also, if permitted work has not been substantially completed within one year of the date of issuance, the permit shall expire. A written notice shall be given by the Zoning Officer to the persons affected. A new permit shall be required.

§ 550-64 Action on permits and certificates of use and occupancy.

- A. Action on permit application. The Zoning Officer shall act on all applications for permits and amendments thereto within 10 business days after the permit is accepted by the Borough. The Zoning Officer shall conduct an inspection of all structures and/or land for which an application has been filed for a permit. If the application and inspection indicate compliance with this chapter, a permit shall be issued. Disapproval of a permit shall be in writing to the applicant.
- B. Posting of permit. The permit issued by the Zoning Officer shall be posted at the work site and be visible from the street until the completion of the permitted work.
- C. Revoking a permit. The Zoning Officer may revoke an issued permit in case of any false statement in the application for the permit.
- D. Action upon completion. Upon completion of the permitted work and prior to use and occupancy, the holder of the permit shall notify the Zoning Officer of such completion. Within 10 days after receiving notice of completion, the Zoning Officer shall conduct a final inspection of all permitted structures and/or land. All violations of the approved permit and plans shall be recorded and presented in writing to the holder of the permit. If the Zoning Officer is satisfied that the completed work conforms with the issued permit and complies with this chapter, the Zoning Officer shall issue a zoning compliance letter.

§ 550-65 Fee schedule.

No permit or certificate of use and occupancy shall be issued until the fees prescribed by resolution of the governing body has been paid.

§ 550-66 Enforcement notice.

Where the Zoning Officer finds that any provisions of this chapter are being violated, he, or she shall initiate enforcement proceedings by sending an enforcement notice to appropriate parties in accordance with Article VI of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended). As specified in the Planning Code, the enforcement notice shall state the nature of the violation, the actions and the deadline dates for achieving compliance, possible enforcement proceedings and other information.

§ 550-67 Prosecution of violation.

If the enforcement notice is not complied with, the Zoning Officer shall request the Municipal Solicitor to institute appropriate proceedings to correct such violations. Such proceedings are provided for in Article VI of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

§ 550-68 Amendments.

- A. Procedure. Whenever deemed desirable and to meet the public needs, and in conformity with good zoning practice, the zoning regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed by the Borough Council in accordance with provisions of the PA Municipalities Planning Code (Act 247 of 1968), as amended, and with the following general procedures:
1. Any amendment, supplement, change, modification, or repeal may be initiated by:
 - a. The Borough Planning Commission.
 - b. The Borough Council.
 - c. A petition to the Borough Council by the owner of the property involved or by one having an interest therein.
- B. Amendments shall be submitted to the Borough Council at a regular or special meeting of the Council.
- C. Before voting on the enactment of an amendment, the council shall hold a public hearing on the proposed amendment, pursuant to public notice as defined in § 107(18), Public notice, of the PA Municipalities Planning Code (Act 247 of 1968), as amended.
- D. All amendments shall be submitted to the Borough Planning Commission and the Mercer County Regional Planning Commission for review and recommendation prior to the public hearing as prescribed in § 609, Enactment of zoning ordinance amendments, and § 609.1, Procedure upon curative amendments, of the PA Municipalities Planning Code (Act 247 of 1968), as amended.

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E. Information required in the amendment application. The application for amendment shall be submitted in a form specified by the Borough and contain the following information as a minimum:

1. Name, address and phone number of the applicant or his agent.
2. The applicant's legal interest in the property(ies) affected.
3. A map identifying the location of the property(ies) affected.
4. The present and proposed zoning classification of the affected property(ies).
5. A perimeter sketch of the property(ies) affected showing the dimensions and size.
6. The applicant's signature on a dated statement acknowledging the submission of the proposed zoning amendment application and certifying the accuracy of the information contain therein.

§ 550-69 Appeals.

A. The review or appeal of any provision of this chapter or decision, determination, order or finding of the Borough Council or its agencies or officers shall follow the procedures set forth in Article X of the PA Municipalities Planning Code (Act 247 of 1968), as amended.

Article XV Zoning Hearing Board

§ 550-70 Creation.

A Zoning Hearing Board shall be created for the purpose of reviewing applications for variances or exceptions to this chapter and deciding whether there is a legitimate reason for granting relief or exception to a specific provision or provisions of this chapter when requested. It shall be created and maintained in accordance with applicable provisions of the Pennsylvania Municipalities Planning Code (Act 247 of 1968), as amended or subsequently amended, and perform duties, and exercise all powers vested in it by the provisions of said Act.

A. The board shall be made up of three members and up to two alternates.

§ 550-71 Parties appellant before Board.

Appeals may be filed with the Board in writing by any officer or agency of the municipality or any person aggrieved. Requests for a variance may be filed with the Board by any landowner or any tenant with the permission of such landowner.

§ 550-72 Time limitations; persons aggrieved.

- A. No person shall be allowed to file any proceeding with the Board later than 30 days after an application for development, preliminary, or final, has been approved by an appropriate municipal officer, agency, or body if such proceeding is designed to secure reversal or to limit the approval in any manner unless such person alleges and proves that he had no notice, knowledge, or reason to believe that such approval had been given.
- B. The failure of anyone other than the landowner to appeal from an adverse decision on a tentative or preliminary plan or from an adverse decision by a Zoning Officer on a challenge to the validity of an ordinance or map shall preclude an appeal from a final approval except in the case where the final submission substantially deviates from the approved tentative or preliminary approval.

§ 550-73 Public hearings and notices.

The Board shall conduct hearings and make decisions in accord with § 908 of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

- A. Public notice. Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than 30 days or less than 14 days from the date of the hearing.
- B. Notice to appellant. By mailing a notice thereof to the appellant.
- C. Notice to local officials. By mailing a notice to the Borough Council, Mayor, and Planning Commission.

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- D. Notice to adjacent property owners and occupants. By mailing a notice to adjacent property owners and occupants of lots on the same street within 200 feet of the lot or building in question and to every lot not on the same street within 100 feet. Failure to send or receive such notice as required in this subsection shall not invalidate any action of or by the Board.
- E. Representation at hearings. Upon the hearing, any party may appear in person or agent or attorney.
- F. Decision upon appeal. Whenever an appeal shall be taken, the Zoning Hearing Board shall render its decision upon such appeal within 30 days from the date of the hearing on such appeal.

§ 550-74 Termination and modification of permit.

- A. Termination of permits. If after a permit has been authorized by the Zoning Hearing Board, such permit is not applied for and not lifted within a period of six months from the date of authorization, then such authorization shall be null and void and no permit shall be issued thereunder.
- B. Modification of a permit. Any permit so issued shall not be modified except by action of the Board.

§ 550-75 Functions of Board.

- A. Appeals from the Zoning Officer. The Board shall hear and decide appeals where it is alleged by the appellant that the Zoning Officer has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of a valid ordinance or map or any valid rule or regulation governing the action of the Zoning Officer. Nothing contained herein shall be construed to deny to the appellant the right to proceed directly in court, where appropriate, pursuant to Pa.R.Crim.P. Nos. 1091 to 1098 relating to mandamus.
- B. Challenge to the validity of any ordinance or map. Except for matters which are to be heard by Borough Council or Planning Commission, according to section 909.1(b) of the PA Municipalities Planning Code Act 247 of 1968, as amended, the Board shall hear challenges to the validity of the Zoning Ordinance or map as indicated Section 916.1 of the Pa. Municipalities Planning Code. In all such challenges, the Board shall take evidence and make a record thereon as provided in Section 908 of the Pa. Municipalities Planning Code. At the conclusion of the hearing, the Board shall decide all contested questions and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the court.
- C. Variances. The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance, provided the following findings are made where relevant in a given case:

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1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property
3. That such unnecessary hardship has not been created by the appellant;
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Act and this chapter.

§ 550-76 Unified appeals.

- A. Where the Board has jurisdiction over a zoning matter, the Board shall also hear all appeals which an applicant may elect to bring before it with respect to any municipal ordinance or requirement pertaining to the same development plan or development. In any such case, the Board shall have no power to pass upon the nonzoning issues, but shall take evidence and make a record thereon. At the conclusion of the hearing, the Board shall make findings on all relevant issues of fact which shall become part of the record on appeal to the court.
- B. Special exceptions. Upon application in accordance with the provisions of this chapter and the rules of the Board, the Board will determine the reasonableness and propriety in particular cases of any one of the following special exceptions to the zoning district regulations of this chapter. The proposed use shall also conform with all the provisions for the use in the particular zoning district in which it is to be located, and all other pertinent provisions of this chapter, except as wherein prescribed in this article. The Board shall consider, explain, and record its findings and determination in conformity with the spirit of this chapter and may authorize the issuance of a permit for the following:
 1. Special exceptions in off-street parking facility requirements for the modification of off-street parking facility requirements in any zoning district, provided:
 - a. The Zoning Hearing Board shall hear and decide such requests for modifications as provided for in this article.

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- b. Such modification shall be consistent with the purpose and intent of such requirements.
 - c. It shall be satisfactory to the Zoning Hearing Board that public or private transportation facilities shall be sufficient to accommodate the travel needs of those employed on the premises.
 - d. If after the investigation by the Zoning Hearing Board, it shall be found that such modification shall be necessary to prevent unreasonable hardship or to secure an appropriate development of a specified parcel of land which has such peculiar or exceptional geographical or topographical conditions, or is of a size, shape, dimension, or location that it cannot be reasonably developed in accordance with the regulations and provisions of this chapter as herein specified.
2. Special exception applications for permits to construct a hotel or motel in the C Zoning District shall be reviewed by the Zoning Hearing Board and are subject to the following:
- a. Developer shall submit for review and approval by the Zoning Hearing Board detailed plans, including but not necessarily limited to the following:
 - i. Boundary survey of the property in question.
 - ii. Site plan including layout of structures, ingress, egress, parking, lighting, landscaping, and service areas.
 - iii. Architectural plans delineating living units and ancillary facilities or service areas.
 - iv. All proposals and construction of facilities, should approval be granted, shall be in accord with all applicable local and state building code requirements.
 - b. Plans shall be prepared in accord with the following development standards:
 - i. Minimum lot area: 20,000 square feet.
 - ii. Minimum lot width: 100 feet.
 - iii. Side and rear yards: 10 feet.
 - iv. Maximum building height: 35 feet.
 - v. Parking shall be provided off-street and improved in accord with § 550-44A. A minimum of one parking space shall be provided for each hotel/motel living unit.
 - vi. Parking areas shall be landscaped and screening provided where abutting property in residential use. See suitable screening § 550-66.
 - vii. Area lighting shall be provided in accord with standards of § 550-65, Illumination of buildings.

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- viii. Density of units. Permitted number of units shall be calculated utilizing the floor area ratio and minimum floor area per residential living unit in the RM-3 District.
3. Special exception to permit the conversion of a residential house into a bed-and-breakfast establishment in the any residential zoning district shall be reviewed by the Zoning Board and is subject to the following:
 - a. Interior design standards. To ensure that the integrity of interior space is maintained so that reconversion to the original residential use is easily accomplished.
 - i. All rooms shall be part of the primary residential structure and the number of guest rooms approved shall be increased except as may be required to meet health, safety, and sanitation requirements.
 - ii. The bed-and-breakfast shall comply with all applicable health and safety regulations and must obtain the necessary permits.
 - b. Food preparation. To protect the residential character of the bed-and-breakfast:
 - i. The only meal provided to guests shall be breakfast, and it shall only be served to guests taking lodging in the facility
 - ii. Individual rooms shall not contain cooking facilities.
 - iii. The kitchen shall not be built or altered to commercial kitchen standards.
 - c. Intensity of use. To ensure that the facility is not liken to an apartment building, hotel, boarding house and similar uses:
 - i. Guests may stay up to and no more than 14 consecutive days.
 - ii. The owner or manager must reside in the facility.
 - d. Parking. To maintain the residential character of the district:
 - i. The number and size of parking spaces shall conform with Article XII.
 - e. Signs. To maintain the residential character of the district:
 - i. Signs shall conform with Chapter 436, Signs, and Billboards, and any amendments thereto.
 - f. Refuse. To maintain the residential character of the district:
 - i. Refuse shall be disposed of at a bed-and-breakfast the same as it is for a residential use within the district.
 - ii. No dumpsters shall be permitted.

Article XVI Terminology

§ 550-77 Word usage.

For the purposes of this chapter, certain terms, phrases, and words shall have the meaning given herein. Words used in the present tense include the future; the singular includes the plural; the word "used" shall be construed as though followed by the words "or intended or designed to be used"; the words "building," "structure," and "land" or "premises" shall be construed as though followed by the words "or any portion thereof," and the word "structure" includes the word "building." The word "shall" is always mandatory and not merely directory.

§ 550-78 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ABUTTING

Having property or district lines in common; e.g., two lots are abutting if they have property lines in common.

ACCESS

A way of approaching or entering a property.

ACCESSORY BUILDING OR USE

A building or use which:

- A. Is subordinate to and serves a principal building or principal use;
- B. Is subordinate in area, extent, or purpose to the principal building or principal used served;
- C. Contributes to comfort, convenience, or necessity of occupants of the principal building or principal use; and
- D. Is located on the same zoning lot as the principal building or principal use.

ADDITION

Any construction which increases the size of a building such as a porch, attached garage or car port or a new room or wing.

ADULT ENTERTAINMENT ESTABLISHMENT

Includes all uses regulated under 68 Pa.C.S.A. Section 5501 et seq, as amended, as well as the following uses: adult novelty store, adult drive-in movie theaters, adult motels, bath houses, and such other uses housing similar adult sexually oriented activities. Such definitions in 68 Pa.C.S.A. Section 5502 are hereby included by reference, including but not limited to the definitions for "Adult Bookstore," "Adult Entertainment," "Adult Mini-Motion Picture Theater," "Adult-Oriented Establishment", " Sexual Activities", "Specified Anatomical Areas", and "Specified Sexual Activities."

AGENT or OWNER

Any person who can show written proof that he has authority to act for the property owner.

ALLEY

The space or area between the rear or side lot lines of lots which has a minor right-of-way width of 20 feet or less which is dedicated for the public use of vehicles and pedestrians and which affords secondary access to an abutting lot.

ALTERATION

As applied to a building or structure, is a change or rearrangement in the structural parts of or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or moving from one location or position to another.

ALTERATION, STRUCTURAL

A change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing wall, columns, beams, and girders.

AMBULANCE SERVICE

Emergency transportation of the sick and injured, invalid coach service, rental of funeral coaches and limousines and pick up and removal of the deceased.

APARTMENTS, 2ND STORY AND ABOVE

A building or portion thereof in which one or more dwelling units are located entirely on the second floor or higher, above the ground-floor level. Such units are typically situated above non-residential uses such as retail, office, or service establishments.

AUTOMOTIVE DEALER ESTABLISHMENT

Businesses that sell or sometimes rent new or used motor vehicles. They often include display and parking areas.

AUTOMOTIVE GASOLINE SERVICE STATION

A facility where motor vehicles receive retail fuel (gasoline, diesel, or electric charging), along with minor vehicle services such as oil changes, lubrication, or accessory sales.

BASEMENT

A portion of a building partly underground, and having 1/2 or more than 1/2 of its floor-to-ceiling height below the average grade of adjoining ground.

BED-AND-BREAKFAST

An establishment originally designed as a residential house which offers overnight sleeping accommodations and breakfast for transient guests.

BITCOIN MINING

Facilities that house hundreds of computers and high-tech equipment whose sole purpose is solving hashes and discovering, or earning, the new crypto coins.

BOARDING ROOM OR ROOMING UNIT

Living quarters in a single family dwelling, which, unlike a dwelling unit, do not contain complete housekeeping facilities and are typically used for sheltering and feeding paying occupants who are not members of the proprietor's family.

BOROUGH

The Borough of Greenville.

BUILDING

An enclosed structure built, erected, and framed of component structural parts, designed for the housing, shelter, enclosure, and protection of person, animals, or property of any kind, including manufactured homes.

BUILDING, ACCESSORY

A detached, subordinate building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building.

BUILDING, ATTACHED

A building where both side walls of all except the end structures are party walls.

BUILDING, DETACHED

A building where both side walls of all except the end structures are party walls.

BUILDING, PRINCIPAL

A building in which is conducted the principal use of the lot on which it is situated.

CANNABIS

Commonly known as marijuana, weed, pot, or ganja, this is a non-chemically uniform psychoactive substance derived from the Cannabis plant.

CANNABIS DISPENSARY

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which holds a permit from the department under this act to grow and process cannabis. The term does not include a health care medical marijuana organization.

CANNABIS GROW FACILITY

A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, which holds a permit from the department

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under this act to grow and process cannabis. The term does not include a health care medical marijuana organization.

CAR WASH

Facilities dedicated to the cleaning of vehicles, which may include self-service bays, drive-through tunnels, or full-service stations.

CERTIFICATE OF USE AND OCCUPANCY

A statement, based on an inspection and signed by the Zoning Officer, indicating that a building, structure, and/or land conforms with the provisions prescribed in this chapter and may lawfully be occupied or used for a specific use or uses.

CHARITABLE INSTITUTION

Nonprofit organizations that are supported primarily by charity and whose principal function is the performance of charitable works or religious activities. Not included in this definition are social organizations or clubs.

CHILD CARE CENTER

An establishment that provides care, protection and supervision for children on a regular basis away from their primary residence for less than 24 hours per day.

CHURCH

A building of public worship and its ancillary facilities.

CLUB: MEMBERSHIP CLUB, LODGE, AND FRATERNAL ORGANIZATION

An establishment operated for social, recreational, or educational purposes, and open only to members and their guests, but not the general public.

COLLEGE FACILITY AND RELATED STRUCTURES

A physical space owned, controlled, or operated by a college to support its mission, including, but not limited to buildings, dormitories, fraternity and sorority houses, grounds, and outdoor areas like courtyards, playing fields, and walkways.

COMMERCIAL RECREATION USE

Recreational facilities operated as a business and open to the general public for a fee.

COMMERCIAL VEHICLE

A commercial vehicle shall be any vehicle other than a private passenger vehicle, including trucks, trailers, and construction equipment.

COMMUNITY FACILITIES AND SERVICES

A public, semi-public, or nonprofit use that serves the community and generates substantial pedestrian usage along the sidewalk. These facilities may include libraries, museums, community rooms, educational facilities, cultural institutions, post offices, child day-care facilities, fitness centers, and senior housing.

CONDITIONAL USE

A use permitted in a particular zoning district only upon showing that such use, in a specified location, will comply with the expressed standards and criteria contained in this chapter and any additional safeguards deemed necessary by the governing body.

CONSTRUCTION

The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of mobile homes.

CONTROLLED SUBSTANCES

A drug or other substance, or immediate precursor, included in schedule I, II, III, IV, or V of part B of 21 U.S. Code § 802 – Definitions. The term does not include distilled spirits, wine, malt beverages, or tobacco, as those terms are defined or used in subtitle E of the Internal Revenue Code of 1986.

CONVERSION

Changing the original purpose of a building to a different use or increase in intensity of use.

COURT

Any open space, unobstructed from ground to sky, other than a yard, that is on the same lot with and bounded on two or more sides by the walls of a building.

COVENANT

A private legal restriction on the use of land, contained in the deed to the property or otherwise formally recorded.

COVERAGE

That percentage of the lot or site area covered by principal and accessory structures.

CRYPTO COIN

A digital asset that operates on its own independent blockchain, serving primarily as a medium of exchange and store of value, much like traditional money. Examples include Bitcoin and Ethereum.

CURB LINE

The line establishing the width of a cartway in a right-of-way. Where curbs do not exist, the edge of pavement shall be the curblines.

CULTURAL FACILITY

A building or space used for the collection, preservation, exhibition, or study of books, artworks, artifacts, or other items of cultural, historical, educational, or scientific value. This includes libraries, museums, art galleries, and similar establishments open to the public, whether publicly or privately operated.

DEDICATION

The transfer of property from private to public ownership.

DEED RESTRICTION

See "covenant."

DERELICT

Any recreational equipment that shows signs of neglect or abandonment, or machinery that has been rendered inoperative due to disassembly, damage, age, or mechanical condition. This can include visible damage, overgrown vegetation, or accumulation of trash around the equipment.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the subdivision of land, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations.

DISTRICT

A district or a zone shall be any portion of the territory of the Borough of Greenville within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this chapter.

DORMITORIES

A building, whether public or private, associated with a school, college, or university designed for, used, and arranged with rooms providing sleeping, studying, and living accommodations for students.

DRIVE-IN EATING ESTABLISHMENT

Food service businesses where customers order and receive meals from their vehicles, often through carhop service or drive-up windows.

DRIVEWAY

An open space located on a private lot built for access to a private garage, parking, or to any structure located on the lot. [Amended 11-10-2009 by Ord. No. 1485]

DWELLING

A building arranged and used for residential occupancy containing a dwelling unit or units, including a one-family, two-family, row, and multiple-family dwelling.

DWELLING UNIT

A building or portion thereof providing complete housekeeping facilities for one family. The term shall not include cellar dwellings, but shall include all other structures designed for and/or used for living purposes, including:

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- A. Manufactured homes having at least 450 square feet of residential floor area and meets the U.S. Department of Housing and Urban Development's Manufactured Housing Standards; and
- B. Prefabricated dwellings having at least 450 square feet of residential floor area.

DWELLING, MULTI-FAMILY

A building having three or more dwelling units and designed to be used or occupied as a residence by three or more families living independently of each other and each with its own exterior entrance door or own entrance door from an interior hallway.

DWELLING, SINGLE-FAMILY

A detached building designed for and used exclusively for occupancy by one family.

DWELLING, TWO-FAMILY

A building having two dwelling units, each with its own exterior entrance door and containing but two families. The dwelling units may be either semidetached with one family living on either side of a common party wall, or stacked with one family living over the other.

EASEMENT

A right given by the owner of land to another party for specific limited use of that land.

EATING AND DRINKING ESTABLISHMENT

Places where food and beverages are prepared and served for on-site consumption. This includes sit-down restaurants, coffee shops, cafes, taverns, or bars.

ENLARGEMENT

A construction activity which increases the size of a building or other structure.

ESSENTIAL SERVICES

The erection, construction, alteration, or maintenance by public utilities or municipal departments or municipal authorities of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply, or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health, safety, and general welfare.

FAMILY

A group of individuals related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

FAMILY DAY CARE

A home occupation in which a dwelling's primary resident(s) provides supervision/care to no more than 11 persons and must comply with state regulations, the Laws of the Commonwealth of Pennsylvania and the rules of the Pennsylvania Department of Public Welfare.

FENCES, WALLS, AND SIMILAR ACCESSORY STRUCTURES

Structures such as fences, hedges, or walls erected to enclose, divide, or protect property, typically considered accessory to the primary use of the lot.

FLOOR AREA, GROSS

The total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, stairways, elevator shafts, attached garages, porches, and balconies.

FLOOR AREA RATIO

The intensity of land uses as expressed by the ratio of floor area to total square feet of lot area.

FRONTAGE

The frontage, or front of a lot is the side nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yards" in this article and the specific use provisions of this chapter.

FUNCTIONAL EQUIVALENT OF A FAMILY

A group of eight or less unrelated persons living together by choice and without time limitation in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured stable relationship providing organization and stability.

GENERAL AND PROFESSIONAL OFFICE

A room or group of rooms used for the practice of a profession or for the conduct of a business, provided that the only merchandise or services that are sold on the premises are incidental or accessory to the principal permissible use.

GREENHOUSE

A structure, typically made of glass or transparent materials, used for growing and cultivating plants under controlled environmental conditions.

GROUP HOME

A single-family dwelling operated by a responsible individual, family, or organization with a program to provide a supportive living arrangement for unrelated handicapped individuals where special care is needed.

HARDSHIP

An unusual situation or condition that relates to a particular property and which denies that property owner full utilization of his property if the strict application of this chapter is followed. A hardship exists only when it is not self-created or when it is not economic in nature. In other words, a true hardship exists only when the literal interpretation of the requirements of this chapter would place an individual in an unusual circumstance and, in doing so, would deny him the right to use his property for any permitted use or create an unnecessary burden on him. See also § 912, Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

HEIGHT OF WALL

The vertical distance from the foundation wall or other immediate support of such wall to the top of the wall.

HOME OCCUPATION

A use carried on entirely within a dwelling that is consistent with the residential district's character and function and meets the provisions outlined in § 550-29E. Furthermore, a home occupation shall not be interpreted as a place of business in which the primary purpose of the dwelling would be for the daily operation of a business characterized by employing outside employees and customer traffic on a daily basis. Although it is understood that limited customer traffic will occur.

HOSPITAL

A private or public institution where the ill or injured may receive medical, surgical, or psychiatric treatment, nursing, food, lodging, etc., during illness or injury.

HOTEL OR MOTEL AND RELATED ANCILLARY FACILITIES

Any group of attached, semi-attached or detached buildings (not including a trailer) located on a single lot containing individual sleeping or housekeeping units, designed for or used by transients.

HOUSEHOLD PET

Animals integrated into and which become part of and may be housed as part of the normal household unit for the purpose of pleasure and companionship. Traditionally dogs, cats, and small birds.

HOUSING UNIT

Same as "dwelling unit."

INOPERABLE

A motor vehicle that does not have a current registration plate and a current inspection sticker; or a motor vehicle that does not have the required number of wheels or tires, does not have one or more of its doors or windows, does not have an engine or does not have a battery or lacks any part which is necessary to self-propel it.

JUNK

Any worn, cast off or discarded articles or material which is ready for destruction or which has been collected or stored for sale, resale, salvage, or conversion to some other use.

JUNKYARD

The use of more than 200 square feet of the area of any lot, outside a building, or the use of any portion of that half of any lot that joins any street, for the storage, keeping, or abandonment of junk. A junkyard shall include an automotive wrecking yard.

LAND

The solid portion of the earth's surface which is capable of being used or occupied.

LAND, DEVELOPED

Improved land with buildings.

LAND, IMPROVED

Raw land which has been provided with basic utilities such as water and sewerage and streets.

LAND, RAW

Vacant land unsubdivided and unimproved (without utilities or streets).

LANDSCAPING

Changing, rearranging, or adding to the original vegetation or scenery of a piece of land to produce an aesthetic effect appropriate for the use to which the land is put. It may include reshaping the land by moving the earth, as well as preserving the original vegetation or adding vegetation.

LIGHT MANUFACTURING

Research and development activities, the compounding, processing, packaging, storage (as a principal use), assembly and/or treatment of finished or semifinished products from previously prepared materials, which activities are conducted wholly within an enclosed building. These uses include, but are not limited to, machine shops, manufacturing of appliances, electronics, paper products, medical products, tools, or hardware or pharmaceuticals.

LOADING SPACES

An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary stopping of commercial vehicles while loading or unloading merchandise or materials, and which abuts upon a street, alley, or other appropriate means of access to a public right-of-way and which is not less than 10 feet in width, 45 feet in length and 14 feet in height.

LOT

The basic development unit; an area with fixed boundaries, used, or intended to be used by one building and its accessory building(s) and not divided by any public road or alley.

LOT AREA

The computed area contained within the lot lines.

LOT COVERAGE

See "coverage."

LOT FRONTAGE

See "frontage."

LOT LINE, FRONT

The line separating the lot from a street.

LOT LINE, REAR

The lot line opposite and most distant from the front lot line.

LOT LINE, SIDE

Any lot line other than a front or rear lot line; a side lot line separating a lot from a street is called a side street lot line.

LOT LINES

The property lines bounding the lot.

LOT OF RECORD

A lot which is part of a recorded subdivision or a parcel of land which has been recorded or registered in the Office of the Recorder of Deeds, Mercer County, Pennsylvania.

LOT, CORNER

A lot abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135°. The point of intersection of the street lot lines is the "corner."

LOT, DOUBLE FRONTAGE

An interior lot whose front and rear lot lines abut street, or a corner lot with two opposite lines abutting a street.

LOT, INTERIOR

Lot whose sides do not abut a street.

LOT, NONCONFORMING

A lot lawfully existing at the effective date of this chapter, or by subsequent amendment thereto, which does not conform with the area regulations and other provisions prescribed for the zoning district in which it is located.

LOT, WIDTH

The horizontal distance between the side lot lines as measured at the building setback line.

MACHINERY, MANUFACTURING, AND EQUIPMENT

Establishments engaged in the production, assembly, or repair of industrial machinery, equipment, tools, or mechanical components.

MANUFACTURED HOME

- A. Manufactured homes are built as dwelling units with a permanent chassis to assure the initial and continued transportability of the home; used for nontransient residential purposes; constructed with the same, or similar electrical, plumbing, and sanitary facilities as immobile housing; and upon arrival at the site where the manufactured home is to be situated for occupancy, as a residence, it is complete and ready for occupancy except for minor and incidental unpacking operations, location on foundation supports, connections to utilities and the like.
- B. Prefabricated units designed to be assembled or joined together, upon arrival at the site and requiring extensive finishing operations, prior to occupancy (excluding location on foundation and connection to utilities) shall be considered a prefabricated home rather than a manufactured home.

MANUFACTURED HOME PARK

A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured home lots for the placement thereon of manufactured homes.

MANUFACTURED HOME LOT

A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single manufactured home.

MEDICAL AND DENTAL CLINIC

Any professional medical building or establishment where people are examined or treated by doctors or dentists but are not hospitalized overnight.

MEDICAL FACILITY

An establishment or group of establishments primarily engaged in providing health-related services to the public, including but not limited to: outpatient clinics, urgent care centers, pharmacies, physical therapy and rehabilitation centers, and similar facilities. Such uses may include accessory laboratories, diagnostic services, and

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administrative offices customarily associated with the principal health care activity, but do not include hospitals with overnight patient care unless otherwise specified.

MICRO-BREWERY

A facility for the production and packaging of malt beverages, such as beer or ale, for wholesale or retail distribution, on- or off-site. A micro-brewery may include a tasting room or restaurant component, provided such uses are clearly incidental to the primary use of the facility.

MOTEL (also MOTOR COURT, AUTO COURT, MOTOR HOTEL, TOURIST COURT, CABIN and/or MOTOR LODGE)

Any group of attached, semi-attached or detached buildings (not including a trailer) located on a single lot containing individual sleeping or housekeeping units, designed for or used by transients.

MOTOR FREIGHT TERMINAL

A lot maintained by a motor freight company which is the origin and/or destination point of short and long-distance hauling, and which is used for the purpose of storing, transferring, loading, and unloading of merchandise and truck parking and storage facilities.

NO-IMPACT HOME BASED BUSINESS

A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.

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- F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- G. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- H. The business may not involve any illegal activity.

NURSING HOME FACILITY

An institution licensed to provide nursing care and related medical services to residents. A nursing home may be for-profit, nonprofit, hospital-based or operated by government.

OPEN SPACE

An area of land unoccupied by a building and/or other structure which is maintained to permit human use, occupancy, recreation, and enjoyment.

OWNER

The duly authorized agent, attorney, purchaser, devisee, fiduciary, or any person having vested or contingent interest in the lot, building, or structure in question.

PARKING AND LOADING FACILITY

An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary stopping of commercial vehicles while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access to a public right-of-way.

PARKING AND STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT

An area for parking or storing recreational equipment such as devices or tools used for sports and outdoor activities.

PARKING AREA

An open space on a lot used as an accessory use for the parking of automotive vehicle.

PARKING LOT AND/OR STRUCTURE

An off-street, ground-level area or structure for the temporary storage of motor vehicles.

PARKING SPACE

An off-street space having an area of not less than nine feet by 20 feet and 180 square feet, whether outside or inside a structure, to be used exclusively as a parking stall for one motor vehicle.

PARKING SPACE, OFF-STREET

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An area surfaced with erosion - Resistant material such as asphalt, concrete, or brick-type pavers, not within the right-of-way of a street or alley and having an area of not less than 180 square feet (nine by 20 or 10 by 18), exclusive of driveways, permanently reserved for the temporary storage of one vehicle and connected by a paved driveway to a street or alley which provides ingress and egress for a vehicle without requiring another vehicle to be moved. The area may not be used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies. [Added 11-10-2009 by Ord. No. 1485]

PARKING SPACE, RESIDENTIAL

An area surfaced with erosion-resistant material, such as gravel or paved surfaces, which provides parking space for automobiles that may require another automobile to be moved for ingress and egress. May also include space provided within a garage or car port. [Added 11-10-2009 by Ord. No. 1485]

PERMIT

A license, issued by the Zoning Officer, which permits the applicant to proceed with the work specified in the permit application as approved by the Zoning Officer.

PERSON

An individual, association, co-partner or corporation.

PERSONAL CARE RESIDENCE

A building where food, shelter, and personal assistance or supervision are provided for at least one full day for three or more ambulatory adults who are not relatives of the operator and who may require assistance or supervision in such matters as dressing, bathing, diet, or medication prescribed for self-administration but do not require hospitalization or care in a skilled nursing or intermediate care facility.

PERSONAL SERVICE ESTABLISHMENT

Those businesses that primarily sell frequent or recurrent services on site; for example, beauty and barber shops, tailors, tanning salons or dry cleaners.

PLAT

A map, plan, or chart of a section or subdivision of the Borough of Greenville indicating the location and boundaries of individual lots.

PLOT

A parcel of land consisting of one or more portions thereof which is described by reference to a recorded plat or by metes and bounds.

PORCH

A roofed-over structure projecting from the front, side, or rear wall of a building. A porch is considered a part of the principal building and is not permitted to extend into any required yards.

PRIMARY RESIDENCE

A residence that is the home of the occupants more than 1/2 of the year.

PRIMARY RESIDENT(S)

The occupants that live in a dwelling more than 1/2 of the year.

PRIVATE GARAGE

A detached accessory building or a portion of a principal building used only for the storage of automobiles by the families resident upon the premises; and provided that such garage shall not be used for offering commercial automotive repair or servicing to the public.

PRIVATE OR COMMERCIAL SCHOOL

A privately operated or commercially owned educational institution that provides instruction equivalent to public or nursery schools, pre-kindergarten programs, or specialized business/vocational training.

PROJECTIONS (INTO YARDS)

Parts of buildings such as architectural features which are exempted, to a specified amount, from the yard requirements of this chapter.

PUBLIC GROUNDS

Includes:

- A. Parks, playgrounds, trails, paths, and other recreational areas.
- B. Sites for public schools and other publicly owned or operated facilities.
- C. Publicly owned or operated scenic and historic sites.

PUBLIC SCHOOL

Educational facilities operated by public authorities that provide primary or secondary education.

RECREATION

A. RECREATION, COMMERCIAL

Recreational facilities operated as a business and open to the general public for a fee.

B. RECREATION, PRIVATE/NONCOMMERCIAL

Clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such organization.

C. RECREATION, PUBLIC

Recreation facilities operated as a nonprofit enterprise by the Borough, any other governmental entity or any nonprofit organization which is open to the general public.

RECREATION EQUIPMENT

Major recreational equipment, as defined for purposes of these regulations, includes travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats, and boat trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

RECREATIONAL VEHICLE

A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

REHABILITATION CENTER

A medically related facility providing board and room, recreational counseling and other rehabilitative services to individuals of either sex, who by reason of mental or physical disability, addiction to drugs or alcohol, or family and school adjustment problems require specialized attention and care in order to achieve personal independence. Individuals participating in a work release, or similar program from a state correctional facility, and under supervision of a court, state, or local agency shall not be included within this definition.

RESEARCH AND DEVELOPMENT FACILITY

Establishments engaged in scientific, technological, or industrial research, design, and testing, including laboratories, offices, and prototype development.

RETAIL BUSINESS

A business that primarily deals in the sales of commodities or goods to the general public.

RETAIL TRADE

Commercial establishments engaged in the retail sale of building materials, home improvement supplies, tools, farm machinery, and related equipment to the general public or contractors.

ROAD

Any street, highway, or other public roadway which is dedicated to public use by governmental authority.

SERVICE ESTABLISHMENT

Those shops that primarily sell frequent or recurrent services on site; for example, beauty, and barber shops, tailors, tanning salons or dry cleaners.

SETBACK

The required distance which must be maintained between the road center line and the nearest principal and/or accessory structure.

SHELTER FOR HOUSEHOLD PET

An accessory structure designed to house a pet such as a dog house.

SIC (STANDARD INDUSTRIAL CLASSIFICATION)

- A. The SIC is the classification system used by all federal statistical agencies, most state agencies and many private organizations. Industry management utilizes the SIC in economic and sales forecasting, sales analysis, allocation of advertising budgets and so on. It is employed as a market research tool by individual business in the classification of their customers and suppliers.
- B. The SIC is an industrial classification of the entire economy. It divides activities into broad economic divisions (manufacturing, mining, retail, trade, etc.). Each division is further broken down into major industry groups (two-digit SIC), then into industry groups (three-digit SIC) and finally, into industries (four digits). The numbering system provides flexibility, permitting use of the classification of various levels of detail according to specific uses and needs.
- C. A detailed description of the SIC, including industry definitions, is contained in the 1972 edition of the Standard Industrial Classification Manual, published by the Federal Government's Office of Management and Budget. Periodic revisions of the system, the latest in 1977, can alter the product composition of an industry and thus impair comparability of time series data for that industry. All statistical series in this edition have been adjusted by the Bureau of Industrial Economics for consistency with the 1977 revisions.

SIGNS

Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Flags of a governmental body shall not be considered a sign.

- A. **ABANDONED SIGN** — A sign structure that has ceased to be used, for a period of at least three months, for the display of sign copy.
- B. **ABANDONED VEHICLE** — An automobile, truck, motorcycle or other wheeled means of conveyance that is inoperable or without current inspection and/or registration.
- C. **ANIMATED SIGN** — A sign employing actual motion or the illusion of motion. Animated sign motion may be electrically, environmentally or mechanically activated.
- D. **ARCHITECTURAL PROJECTION** — Any projection that extends beyond the face of an exterior wall of a building that is not intended for occupancy but does not include signs as defined herein.

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- E. **AWNING** — An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, to include such structures that are internally illuminated.
- F. **AWNING SIGN** — A sign displayed on or attached flat against the surface or surfaces of an awning. See "wall or fascia or sign,"
- G. **BACKLIT AWNING** — An awning with a translucent covering material and a source of illumination contained within its framework.
- H. **BANNER** — A flexible substrate on which copy or graphics may be displayed.
- I. **BANNER SIGN** — A sign utilizing a banner as its display surface regardless of its location.
- J. **BUILDING ELEVATION** — The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building. The area of the building elevation is computed by multiplying the building height times the building width.
- K. **BUILDING SIGN** — Any sign permanently attached to any part of a building.
- L. **CANOPY (ATTACHED)** — A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be internally or externally illuminated.
- M. **CANOPY (FREESTANDING)** — A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be internally or externally illuminated.
- N. **CANOPY SIGN** — A sign affixed to the visible surface(s) of an attached or freestanding canopy.
- O. **CHANGEABLE SIGN** — A sign with the ability to change content or message copy by means of manual or remote input to include:
 - 1. **ELECTRICALLY ACTIVATED** — Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off

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the changeable component display. See "electronic message sign or center" and § 436-40.

2. MANUALLY ACTIVATED — Changeable signs whose message copy or content can be changed manually.
- P. CLEAR SIGHT TRIANGLE — A triangle formed by the street lines and a straight line joining said street lines at points which are 30 feet distant from the point of intersection.
- Q. COPY — Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only. See "sign copy."
- R. DEVELOPMENT SIGN — A freestanding sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord.
- S. DIRECTIONAL SIGN — Any sign that is designed and erected for the purpose of providing direction and/ or orientation for pedestrian or vehicular traffic.
- T. DOUBLE-SIDED SIGN — A sign with two faces, back to back.
- U. ELECTRIC SIGN — Any sign activated or illuminated by means of electrical energy.
- V. ELECTRONIC MESSAGE SIGN OR CENTER — An electrically activated changeable sign whose variable message capability can be electronically programmed. See § 436-46.
- W. EXTERIOR SIGN — Any sign placed outside a building.
- X. FASCIA SIGN — See "building sign."
- Y. FLASHING SIGN — See "animated sign."
- Z. FREESTANDING SIGN - A sign principally supported by a structure or supporting element affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground.
- AA. FRONTAGE (BUILDING) - The length of an exterior building wall or structure of any single premises oriented to the public way.
- BB. FRONTAGE (PROPERTY) - The length of the property line(s) of any single premises along a public way.

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- CC. GROUND SIGN - See "freestanding sign."
- DD. ILLUMINATED SIGN - A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).
- EE. INCIDENTAL SIGN - A sign, generally informational and without commercial message, that has a purpose secondary to the principle use of the premises. Signs with directives such as "NO PARKING", "ENTRANCE", and "TELEPHONE" are examples.
- FF. INTERIOR SIGN - Any sign placed within a building, but not including window signs as defined by this chapter. Interior signs are not regulated by this chapter.
- GG. MANSARD - An inclined decorative roof-like projection that is attached to an exterior building facade. MARQUEE — See "canopy (attached)."
- HH. MARQUEE SIGN - See "canopy sign."
- II. MENU BOARD - A freestanding sign oriented to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window, and which has no more than 20% of the total area for such a sign utilized for business identification.
- JJ. MULTIPLE-SIDED SIGN — A sign containing three or more faces.
- KK. NONCONFORMING SIGN — Any sign legally existing at the time of the adoption of this chapter that does not conform to the provisions of this chapter.
- LL. NOVELTY SIGN — Any sign or sign structure which includes, but is not limited to, such objects as tires, automobiles, motorcycles, food products, appliances, tools, animal or plant figures or simulations thereof.
- MM. NUISANCE SIGN — Any sign or sign structure which emits smoke, visible vapors, particles, sounds, odors or produces movement.
- NN. OBSOLETE SIGN — Any on-premises or off-premises sign that no longer advertises or identifies a use conducted on said premises.
- OO. OCCUPANCY — The purpose (commercial, manufacturing, educational, institutional, residential, etc.) for which a building or portion thereof is used or occupied.
- PP. OFF-PREMISES SIGN — A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or

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noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

- QQ. ON-PREMISES SIGN — A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on or the sale or lease of, the property on which it is displayed.
- RR. PARAPET — The extension of a building facade above the line of the structural roof. PERSON — An individual, corporation, partnership or any other group acting as a unit.
- SS. POLE SIGN — See "freestanding sign."
- TT. POLITICAL SIGN — A temporary sign intended to advance a political statement, cause or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.
- UU. PORTABLE SIGN — Any sign or sign structure not permanently attached to the ground or to a building or building surface.
- VV. PROJECTING SIGN — A sign other than a wall sign that is attached to or projects more than 18 inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign. A projecting sign is considered a building sign.
- WW. REAL ESTATE SIGN — A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.
- XX. RESPONSIBLE PARTY — Any person who erects, installs, places, alters, enlarges, removes or maintains a sign, or any person who uses the property upon which the sign is located, or any person who owns or leases the property upon which the sign is located.
- YY. REVEAL — A border consisting of a line, groove, decorative feature or contrasting surface which serves to delineate the sign face from the remaining portions of a sign.
- ZZ. REVOLVING SIGN — A sign that revolves 360° about an axis. See also "animated sign."
- AAA. ROOF LINE — The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.
- BBB. ROOF SIGN — A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on

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- mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs.
- CCC. SIGN AREAS — The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or V-shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of an oval shall be computed as 80% of the area of a rectangle with the equivalent height and width.
- DDD. SIGN COPY — Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.
- EEE. SIGN FACE — The surface upon, against or through which the sign copy is displayed or illustrated, not including structural support, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.
1. For panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, and the open space between the separate panels or cabinets.
 2. For sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border or a contrasting surface or color.
 3. For signs painted on a building or for individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy to include the open space between the separate groupings of sign copy on the same building or structure.
 4. For sign copy enclosed within a painted or illuminated border or for sign copy displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background or within the painted or illuminated border.
- FFF. SIGN STRUCTURE — Any structure or framework supporting a sign.
- GGG. SUSPENDED SIGN — A sign attached to the underside of a canopy or marquee.
- HHH. TEMPORARY SIGN — A sign intended to display either commercial or non-commercial messages of a transitory or temporary nature. Portable and

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- lightweight plastic banner signs shall be considered temporary signs unless set in a permanent frame.
- III. V SIGN — Signs containing two faces of approximately equal size, erected upon common or separate structures, and positioned in a "V" shape with an interior angle between faces of not more than 45° with the distance between the sign faces not exceeding three feet at their closest point.
- JJJ. WALL OR FASCIA SIGN — See Building Sign.
- KKK. WINDOW SIGN — A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.
- LLL. WORKMANLIKE — Executed in a skilled manner with the use of proper tools, methods and materials.

SITE

A plot of land intended or suitable for development.

SITE PLAN (DEVELOPMENT PLAN)

A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. It includes lot lines, streets, building sites, reserved open space, buildings, major landscape features, both natural and man-made, and the locations of proposed utility lines.

SKILLED GAMING

An establishment, or accessory use, offering games where the outcome depends partly on the player's skill, such as arcade-style or regulated gaming machines.

SPECIAL EXCEPTION

A provision which permits, under specified terms and conditions, particular uses to locate in a zoning district without detriment to the routine and orderly development as provided for that zoning district. The provision is granted by the Zoning Hearing Board.

STORAGE SHED

A small, accessory structure used for the storage of tools, equipment, or personal property incidental to the residential or principal use of the property.

STORY

A part of a building comprised between a floor and a floor or roof next above, including a basement.

STORY, HALF

A story with at least two of its opposite side situated in a sloping roof, the floor area of which does not exceed 2/3 of the floor area immediately below it.

STRUCTURE

A combination of materials forming a construction for occupancy and/or use including, among others, a car port, stadium, gospel tent, circus tent reviewing stand, platform, staging, observation tower, radio tower, water tank, trestle, open shed, coal bin, shelter, fence, wall, and a sign.

STRUCTURE, ACCESSORY

An attached, semidetached, or detached structure whose use is customarily incidental and subordinate to the principal structure or use, and is located on the same lot as the principal structure or use.

STRUCTURE, NONCONFORMING

A legal structure existing at the effective date of adoption or subsequent amendment of this chapter, which does not completely conform to the height regulations, area regulations, and other provisions prescribed for the zoning district in which it is located.

STRUCTURE, PRINCIPAL

A structure housing the principal use.

SUBDIVISION

The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building, or lot development.

SUITABLE SCREENING

A thick hedge, or a solid fence or wall four to six feet in height.

SWIMMING POOL

Manufactured or field-constructed equipment designed to contain water on a permanent or semipermanent basis and used for swimming, wading, immersion, or therapeutic purposes.

TENNIS COURT, FOR NONCOMMERCIAL USE

A tennis playing surface constructed on a residential or institutional property, intended for private, recreational use and not operated as a commercial facility.

TRANSIENT

A person or persons passing through or by a place with only a brief stay.

TRAVEL TRAILER

See "recreation equipment."

USE, ACCESSORY

A use customarily incidental and subordinate to the principal use of a building, structure, and/or land, except parking and/or loading facilities as herein provided.

USE, NONCONFORMING

A legal use of a building, structure, and/or land existing at the effective date of adoption or subsequent amendment of this chapter, which does not completely conform with the use regulations and other provisions prescribed for the zoning district in which it is located.

USE, PRINCIPAL

The main or primary purpose for which a building, structure, and/or land is designed, arranged, or intended; or, for which it may be used, occupied, or maintained under this chapter. All other structures or uses on the same lot, and incidental or supplemental thereto and permitted under this chapter, shall be considered accessory uses.

VARIANCES

Relief granted by the Zoning Hearing Board upon appeal in specific cases, from the terms of this chapter as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the zoning regulations will be observed and substantial justice done. See definition of "hardship."

VISUAL OBSTRUCTION

Any fence, wall, tree, hedge, or shrub, or a combination of them which limits visibility.

WHOLESALE TRADE

Establishments engaged in selling goods or merchandise in large quantities primarily to retailers, contractors, or industrial/commercial users rather than to the general public.

YARD

An open unoccupied space, other than a court, on the same lot with a building, unobstructed artificially from the ground to the sky, except as otherwise provided herein.

YARD, FRONT

A yard across the full width of the lot, extending from any point of a principal building or structure to the road center line.

YARD, REAR

A yard across the full width of the lot, extending from any point of a wall of a principal building or structure to the road center line.

YARD, SIDE

A yard between the principal building or structure and the adjacent side lot line of the lot, extending from the front yard to the rear yard.

ZONING

The legal and administrative process of dividing the community into districts or zones and regulating within such districts the use of land, the height and area of buildings for the purpose of conserving and promoting the health, safety, morals, convenience, and general welfare of the people of the community. Zoning is the instrument for giving effect to that part of the Comprehensive Land Use Plan which is concerned with the private uses of, and the private developments on, privately owned land as distinguished from that part which is concerned with public uses and facilities.

ZONING HEARING BOARD

A group of individuals, created officially by the adoption of this chapter and appointed by the governing body, whose purpose and function is to review applications for variances or exceptions and to decide whether there is legitimate reason for granting the applicant the relief which he desires or the exception which he has requested.

ZONING MAP

The Zoning District Map or Maps of the Borough of Greenville, together with all amendments subsequently adopted.

ZONING OFFICER

The agent or official designated by the Borough of Greenville and charged by law with the administration and enforcement of this chapter.

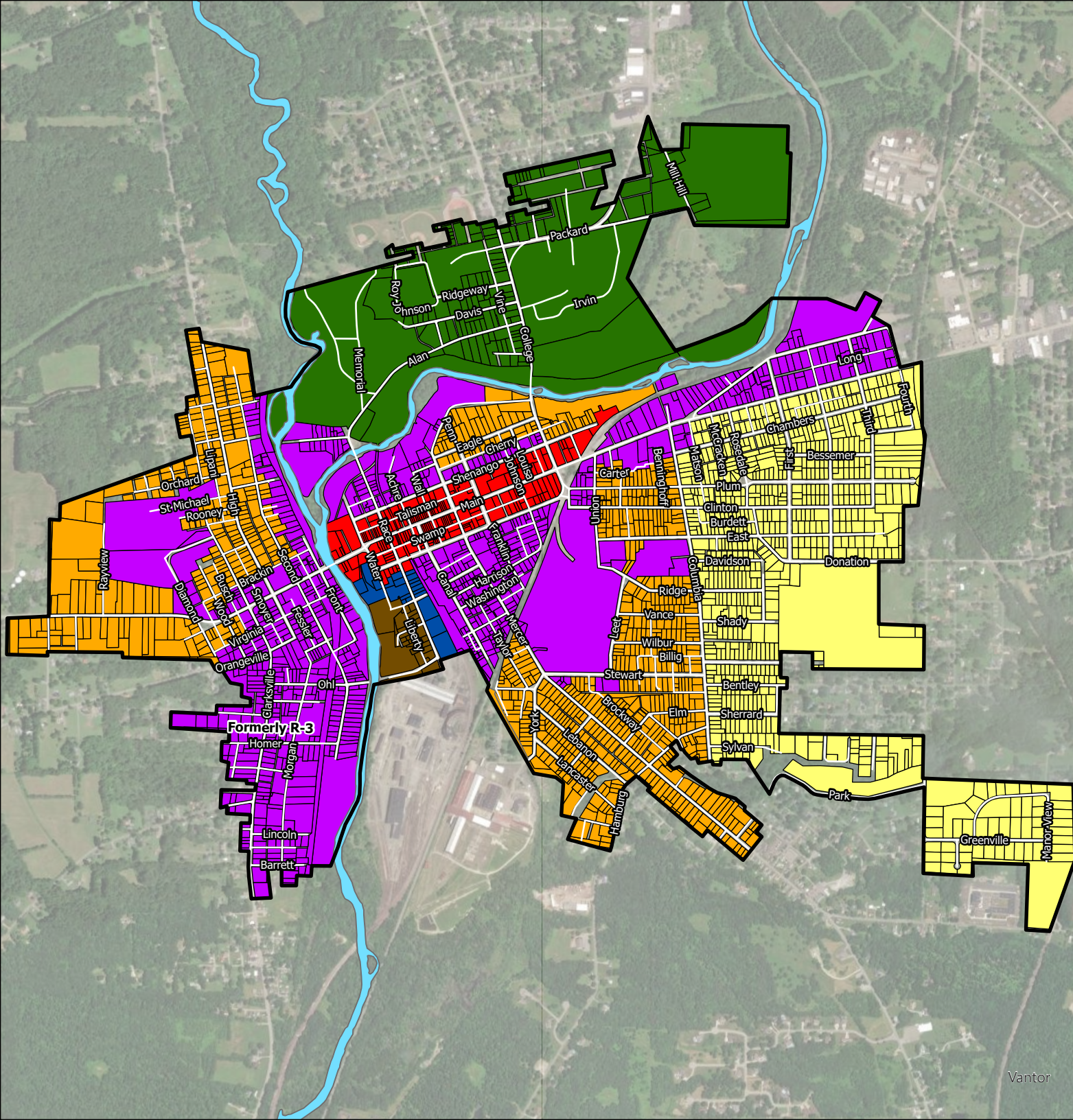
ZONING ORDINANCE

The Zoning Ordinance of the Borough of Greenville together with all amendments subsequently adopted.

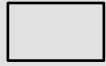
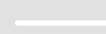







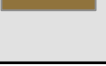
APPENDIX

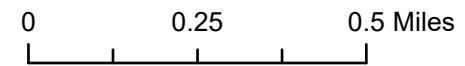
Greenville Borough

April 2026 Zoning Map



Legend

-  Municipal Boundary
-  Roads
-  River
- Zoning Districts**
-  Residential - R-1
-  Residential Multi-Family - R-2
-  Public Institutional - PI
-  Mixed Use - MU
-  Central Business - C
-  Light Manufacturing - LM
-  Heavy Industrial - I



Sources: Mercer County &
2005 Zoning Ordinance

Greenville Bulk Use Table - January 27, 2026

Key - P = permitted by right; C = permitted by conditional use; SE = permitted by special exception

	R-1	R-2	PI	MU	C	LM	I		
Residential Uses:									
Apartments, 2nd Story and Above				P	P			A building or portion thereof in which one or more dwelling units are located entirely on the second floor or higher, above the ground-floor level. Such units are typically situated above non-residential uses such as retail, office, or service establishments.	550-31
Conversion of Existing Structures into Duplex or Multi-Family Structure		P	P	P				Changing the original purpose of a building to a different use or increase in intensity of use.	
Group Home	C	C						A single-family dwelling operated by a responsible individual, family or organization with a program to provide a supportive living arrangement for unrelated handicapped individuals where special care is needed.	550-29
Multi-Family Dwelling		P	P	P				A building having three or more dwelling units and designed to be used or occupied as a residence by three or more families living independently of each other and each with its own exterior entrance door or own entrance door from an interior hallway.	550-29
Personal Care Residence (Personal Care Home)	C	C	P					A building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more ambulatory adults who are not relatives of the operator and who may require assistance or supervision in such matters as dressing, bathing, diet or medication prescribed for self-administration but do not require hospitalization or care in a skilled nursing or intermediate care facility.	550-29
Single-Family Dwelling	P	P	P	P				A detached building designed for and used exclusively for occupancy by one family.	550-29
Two-Family Dwelling		P	P	P				A building having two dwelling units, each with its own exterior entrance door and containing but two families. The dwelling units may be either semidetached with one family living on either side of a common party wall, or stacked with one family living over the other.	550-29
Commercial Uses:									
Adult Entertainment Establishment							C	Includes all uses regulated under 68 Pa.C.S.A. Section 5501 et seq, as amended, as well as the following uses: adult novelty store, adult drive-in movie theaters, adult motels, bath houses, and such other uses housing similar adult sexually oriented activities. Such definitions in 68 Pa.C.S.A. Section 5502 are hereby included by reference, including but not limited to the definitions for "Adult Bookstore," "Adult Entertainment," "Adult Mini-Motion Picture Theater," "Adult-Oriented Establishment," "Sexual Activities", "Specified Anatomical Areas", and "Specified Sexual Activities."	550-33
Automotive Dealer Establishment				SE		P		Businesses that sell or sometimes rent new or used motor vehicles. They often include display and parking areas.	550-32
Automotive Gasoline Service Station				SE		SE		A facility where motor vehicles receive retail fuel (gasoline, diesel, or electric charging), along with minor vehicle services such as oil changes, lubrication, or accessory sales.	550-32
Bed & Breakfast Establishment		P	P	P				An establishment originally designed as a residential house which offers overnight sleeping accommodations and breakfast for transient guests.	
Cannabis Dispensary						SE	SE	A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the department under this act to grow and process cannabis. The term does not include a health care medical marijuana organization infer Chapter 19	550-33
Car Wash						P		Facilities dedicated to the cleaning of passenger vehicles, which may include self-service bays, drive-through tunnels, or full-service stations.	550-33
Club: Membership Club, Lodge, and Fraternal Organization				P		P		An establishment operated for social, recreational or educational purposes, and open only to members and their guests, but not the general public.	
Commercial Recreation Use				P		P		Recreational facilities operated as a business and open to the general public for a fee.	
Drive-in Eating Establishments				SE		P		Food service businesses where customers order and receive meals from their vehicles, often through carhop service or drive-up windows.	550-32
Eating and Drinking Establishments: Restaurants, Cafes, and Taverns				P	P	P		Places where food and beverages are prepared and served for on-site consumption. This includes sit-down restaurants, coffee shops, casual cafes, and taverns or bars.	550-31
General and Professional Offices (Office)				P	P	P		A room or group of rooms used for the practice of a profession or for the conduct of a business, provided that the only merchandise or services that are sold on the premises are incidental or accessory to the principal permissible use.	

Greenville Bulk Use Table - January 27, 2026

Key - P = permitted by right; C = permitted by conditional use; SE = permitted by special exception

	R-1	R-2	PI	MU	C	LM	I		
Hotel or Motel and Related Ancillary Facilities				P	SE	P		Any group of attached, semiattached or detached buildings (not including a trailer) located on a single lot containing individual sleeping or housekeeping units, designed for or used by transients.	550-31
Medical and Dental Clinic				P	P	P		Any professional medical building or establishment where people are examined or treated by doctors or dentists, but are not hospitalized overnight.	
Medical Facility				SE	SE			An establishment or group of establishments primarily engaged in providing health-related services to the public, including but not limited to: outpatient clinics, urgent care centers, pharmacies, physical therapy and rehabilitation centers, and similar facilities. Such uses may include accessory laboratories, diagnostic services, and administrative offices customarily associated with the principal health care activity, but do not include hospitals with overnight patient care unless otherwise specified.	550-30
Micro-Brewery				P	P	P		A facility for the production and packaging of malt beverages, such as beer or ale, for wholesale or retail distribution, on- or off-site. A micro-brewery may include a tasting room or restaurant component, provided such uses are clearly incidental to the primary use of the facility.	
Personal Service Establishment				P	P	P		Those businesses that primarily sell frequent or recurrent services on site; for example, beauty and barber shops, tailors, tanning salons or dry cleaners.	
Retail Business				P	P	P		A business that primarily deals in the sales of commodities or goods to the general public.	
Skilled Gaming						P		An establishment offering games where the outcome depends partly on the player's skill, such as arcade-style or regulated gaming machines.	
Institutional Uses:									
Child Care Center				P				An establishment that provides care, protection and supervision for children on a regular basis away from their primary residence for less than 24 hours per day.	
Church		P	P	P	P	P		A building of public worship and its ancillary facilities.	
College Facility and Related Structures			P					A physical space owned, controlled, or operated by a college to support its mission, including, but not limited to buildings, dormitories, fraternity and sorority houses, grounds, and outdoor areas like courtyards, playing fields, and walkways.	
Cultural Facility			P	P	P	P		A building or space used for the collection, preservation, exhibition, or study of books, artworks, artifacts, or other items of cultural, historical, educational, or scientific value. This includes libraries, museums, art galleries, and similar establishments open to the public, whether publicly or privately operated.	
Essential Services	P	P	P	P	P	P	P	The erection, construction, alteration or maintenance by public utilities or municipal departments or municipal authorities of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health, safety and general welfare.	
Nursing Home Facility			P	P				An institution licensed to provide nursing care and related medical services to residents. A nursing home may be for-profit, nonprofit, hospital-based or operated by government.	
Parking Lot and/or Parking Structure			P		P	P	P	An off-street, ground-level area for the temporary storage of motor vehicles.	550-30
Private or Commercial School			P					A privately operated or commercially owned educational institution that provides instruction equivalent to public or nursery schools, pre-kindergarten programs, or specialized business/vocational training.	
Public School		P	P	P				Educational facilities operated by public authorities or private entities that provide primary or secondary education.	

Greenville Bulk Use Table - January 27, 2026

Key - P = permitted by right; C = permitted by conditional use; SE = permitted by special exception

	R-1	R-2	PI	MU	C	LM	I	
Industrial Uses:								
A use which is not listed								550-34
Bitcoin mining							C	Facilities that house hundreds of computers and high-tech equipment whose sole purpose is solving hashes and discovering, or earning, the new crypto coins.
Cannabis Grow Facility							P	A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the department under this act to grow and process cannabis. The term does not include a health care medical marijuana organization infer Chapter 19.
Light Manufacturing						P	P	Research and development activities, the compounding, processing, packaging, storage (as a principal use), assembly and/or treatment of finished or semifinished products from previously prepared materials, which activities are conducted wholly within an enclosed building. These uses include, but are not limited to, machine shops, manufacturing of appliances, electronics, paper products, medical products, tools or hardware or pharmaceuticals.
Machinery, Manufacturing and Equipment							P	Establishments engaged in the production, assembly, or repair of industrial machinery, equipment, tools, or mechanical components.
Research and Development Facility			P			SE	SE	Establishments engaged in scientific, technological, or industrial research, design, and testing, including laboratories, offices, and prototype development.
Retail trade -- Building Materials, Hardware and Farm Equipment						P	P	Commercial establishments engaged in the retail sale of building materials, home improvement supplies, tools, farm machinery, and related equipment to the general public or contractors.
Wholesale Trade						P	P	Establishments engaged in selling goods or merchandise in large quantities primarily to retailers, contractors, or industrial/commercial users rather than to the general public.
Accessory Uses								
Any Other Accessory Use, Provided it Shall be Approved by the Zoning Hearing Board						A	A	
Boarding Room or Rooming Unit		A	A	A				Living quarters, in a single-family dwelling, which, unlike a dwelling unit, do not contain complete housekeeping facilities and are typically used for sheltering and feeding paying occupants who are not members of the proprietor's family. 550-29
Fences, Walls and Similar Accessory Structures	A	A	A	A		A	A	Structures such as fences, hedges, or walls erected to enclose, divide, or protect property, typically considered accessory to the primary use of the lot. 550-29
Greenhouse	A	A	A	A				A structure, typically made of glass or transparent materials, used for growing and cultivating plants under controlled environmental conditions.
Home Occupation	A	A	A	A	A			A use carried on entirely within a dwelling that is consistent with the residential district's character and function and meets the provisions outlined in Article X, § 550-35K of this chapter. Furthermore, a home occupation shall not be interpreted as a place of business in which the primary purpose of the dwelling would be for the daily operation of a business characterized by employing outside employees, daily customer traffic, and on-site sign and parking areas. 550-29
No-Impact Home Based Business	A	A	A	A	A	A	A	A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use.
Parking and Loading Facility	A	A	A	A	A	A	A	An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary stopping of commercial vehicles while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access to a public right-of-way. 550-29
Parking and Storage, or Use of Major Recreational Equipment	A	A	A	A				An area for parking or storing recreational equipment such as devices or tools used for sports and outdoor activities. 550-29
Private Garage		A	A	A				A detached accessory building or a portion of a principal building used only for the storage of automobiles by the families resident upon the premises; and provided that such garage shall not be used for offering commercial automotive repair or servicing to the public.

Greenville Bulk Use Table - January 27, 2026

Key - P = permitted by right; C = permitted by conditional use; SE = permitted by special exception

	R-1	R-2	PI	MU	C	LM	I		
Public Grounds	A	A	P	P	P	P		A. Parks, playgrounds, trails, paths, and other recreational areas. B. Sites for public schools and other publicly owned or operated facilities. C. Publicly owned or operated scenic and historic sites.	
Shelter for Household Pets	A	A	A	A				An accessory structure designed to house a pet such as a dog house.	
Signs	A	A	A	A	A	A	A	Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Flags of a governmental body shall not be considered a sign.	Article XII
Skilled Gaming						A		An establishment offering games where the outcome depends partly on the player's skill, such as arcade-style or regulated gaming machines.	
Storage Shed	A	A	A	A				A small, accessory structure used for the storage of tools, equipment, or personal property incidental to the residential or principal use of the property.	
Swimming Pool (Pool)	A	A	A	A				Manufactured or field-constructed equipment designed to contain water on a permanent or semipermanent basis and used for swimming, wading, immersion, or therapeutic purposes.	550-29
Tennis Court for Non-commercial Use	A	A	A	A				A tennis playing surface constructed on a residential or institutional property, intended for private, recreational use and not operated as a commercial facility.	