

**ARTICLE XXI
Commercial District C3-S**

[Added 9-2-64 by Ord. No. 410; Amended 3-16-83 by Ord. No. 659; Amended 6-6-12 by Ord. No. 1046; Amended 4-16-14 by Ord. No. 1063¹]

§ 180.66. Conditional Uses; Accessory Uses

In Commercial District C3-S, land may be used and BUILDINGS and STRUCTURES may be erected, altered or used for the following purposes and no other. The regulations of this district are intended to permit and encourage special development suitable and appropriate to certain portions of the BOROUGH having unique location and natural site advantage or disadvantage in relation to commercial USES.

§ 180.66.1. Conditional Uses.

Any of the USES listed under this subsection shall be considered and may be authorized by COUNCIL as a CONDITIONAL USE when located within a C3-S Commercial DISTRICT provided all of the following standards and criteria of this Chapter are met.

- § 180.66.1.1. WAREHOUSES
- § 180.66.1.2. SELF-STORAGE FACILITIES
- § 180.66.1.3. PROFESSIONAL OFFICES
- § 180.66.1.4. Picture, Art or Professional Studios including Photography, Custom Framing and Hobbyist Shops
- § 180.66.1.5. WIRELESS COMMUNICATIONS FACILITIES
- § 180.66.1.6. Accessory Uses on the Same Lot

ACCESSORY USES on the same LOT with and customarily incidental to any of the authorized USES within the DISTRICT and which are not detrimental to the character of the neighborhood.

- § 180.66.1.7. SOLAR ENERGY FACILITIES (Amended 4-16-14 by Ord. No. 1063)

¹ Editor's Note: Provisions of this Article were originally adopted as an unnumbered additional district and have been assigned an Article number to preserve the logical sequence of the CODE at the request of the BOROUGH COUNCIL.

² Editor's Note: See Ch. 107, Grading

§ 180.66.2. CONDITIONAL USES – General Standards applicable to all USES within the C3-S District.

§ 180.66.2.1. The proposed USE shall be considered and may be authorized by COUNCIL as a CONDITIONAL USE only when all of the following General Standards for CONDITIONAL USES are met, including any additional criteria as set out in this Chapter for the specified USE.

§ 180.66.2.2. The proposed USE shall be limited to those which generate a low volume of average daily traffic to and from the site and which demonstrate the provision of safe and adequate access arrangements from the STREETS and roadways on the SITE PLAN.

§ 180.66.2.3. The proposed USE shall not adversely affect adjacent properties and shall be compatible with existing and allowable USES of adjacent properties; the USE shall be accordingly limited by COUNCIL as may be necessary to ensure compatibility with adjacent RESIDENTIAL AREAS.

§ 180.66.2.4. The proposed USE shall demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the proposed USE at the time such facilities are needed.

§ 180.66.2.5. The proposed USE shall demonstrate adequate provision for continued maintenance of the USE and all associated lands and structures.

§ 180.66.2.6. The proposed USE shall minimize, to the greatest degree possible, any adverse effects upon the natural environment.

§ 180.66.2.7. The proposed USE shall not adversely affect the public health, safety or welfare.

§ 180.66.2.8. The proposed USE shall conform to the provisions of this Chapter and all applicable provisions of the Whitehall Borough Code.

§ 180.66.2.9. The proposed USE shall be consistent with the intent of this Chapter and all applicable provisions of the comprehensive plans of the BOROUGH and Allegheny County.

§ 180.66.3. Area and bulk regulations

In this district, the minimum dimensions of LOTS, REQUIRED YARD AREAS and other open spaces thereon shall be as follows:

§ 180.66.3.1. There shall be a FRONT YARD of not less than twenty-five (25) feet from any FRONT LOT LINE.

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§ 180.66.3.2. There shall be a SIDE YARD of not less than ten (10) feet from any SIDE LOT LINE.

§ 180.66.3.3. There shall be a REAR YARD of not less than ten (10) feet from any REAR LOT LINE.

§ 180.66.3.4. The minimum BUILDING setback/distance from the edge of the uppermost portion of the bank of a creek shall be ten (10) feet.

§ 180.66.3.5. The BUILDING(S) shall not occupy more than thirty-three percent (33%) of the LOT AREA.

§ 180.66.3.6. There shall be a maximum BUILDING height of twenty-five (25) feet above grade as measured from the height of the average established grade immediately surrounding the BUILDING.

§ 180.66.3.7. Where the land is used for any commercial purposes as set out in this Article, there must be reserved a strip of land on any side adjoining a RESIDENTIAL AREA, which strip shall be used for SCREENING purposes and shall be planted and maintained in accordance with the following standards:

§ 180.66.3.7.1. The SCREENING shall consist of evergreen plantings and must be continuously maintained at such height and density as will provide an effective screen between the commercial and RESIDENTIAL AREA. The original and continued adequacy of the planted area shall be determined in accordance with the general requirements herein stated.

§ 180.66.3.7.2. The strip provided for SCREENING purposes must have a constant depth of at least fifteen (15) feet.

§ 180.66.4. SELF-STORAGE FACILITIES

SELF-STORAGE FACILITIES shall be considered and may be authorized by COUNCIL as a CONDITIONAL USE when located within a C3-S Commercial DISTRICT provided that all of the following standards and criteria of this Chapter are met and depicted on the SITE PLAN. COUNCIL may attach additional conditions and safeguards as it may deem necessary to implement the purposes of this Chapter.

§ 180.66.4.1. All storage shall be limited to spaces and areas within fully enclosed BUILDINGS. No outside storage shall be permitted at any time.

§ 180.66.4.2. Storage of explosive, hazardous or highly combustible materials or flammable liquids is prohibited.

§ 180.66.4.3. There shall be no storage of gasoline or propane containers, bulk chemicals including fertilizers or insecticides or other potentially dangerous substances.

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§ 180.66.4.4. USE of the PREMISES shall be limited to the storage of household or business goods which are not in use.

§ 180.66.4.5. There shall be no activity other than the rental of storage units or the deposit/pick up of goods from the BUILDINGS on the PREMISES. The conduct or operation of any other USE including but not limited to any type of business, assembly, fabrication, miscellaneous sales or flea market is prohibited.

§ 180.66.4.6. Location. SELF-STORAGE FACILITIES shall be located a minimum distance of twenty-five (25) feet from any RESIDENTIAL AREA.

§ 180.66.4.7. Facility Standards.

§ 180.66.4.7.1. Site access for vehicles shall be provided to the SELF-STORAGE FACILITY by means of a paved driveway from a public roadway or STREET designed in accordance with an approved Highway Occupancy Permit. Paved access throughout the facility shall be provided at a minimum width of eighteen (18) feet and shall be improved with a dust-free, all weather surface over its entire length, and shall meet the approval of the Whitehall Fire Chief/Code Official for emergency vehicle access and Fire Prevention purposes.

§ 180.66.7.2. One (1) PARKING STALL shall be provided for each three hundred (300) square feet of any PROFESSIONAL OFFICE area and one (1) additional PARKING STALL shall be provided for each four thousand (4,000) square feet of SELF-STORAGE FACILITY.

§ 180.66.7.3. The perimeter of the SELF-STORAGE FACILITY shall be completely enclosed and secured with a six (6)-foot high fencing system located a minimum distance of ten (10) feet from any FRONT LOT LINE. Fencing adjacent to the front portion of the LOT shall be of an ornamental style comprised of thin vertical metal balusters spaced for maximum visibility and openness. Less visible areas at the sides and rear of the SELF-STORAGE FACILITY may be enclosed with an alternative open style fencing such as chain link.

§ 180.66.4.8. Building Standards.

§ 180.66.4.8.1. A BUILDING in a SELF-STORAGE FACILITY shall not exceed a maximum floor area of nine thousand (9,000) square feet but shall have a minimum floor area of at least five hundred (500) square feet.

§ 180.66.4.8.2. A BUILDING in a SELF-STORAGE FACILITY shall not exceed a maximum height of twenty-five (25) feet above grade as measured from the height of the average established grade immediately surrounding the BUILDING.

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§ 180.66.4.8.3. A BUILDING in a SELF-STORAGE FACILITY shall be limited to masonry and/or steel noncombustible-type construction materials and shall have gable or hip roof-style sloped roof systems. All exterior surfaces shall have durable and aesthetically compatible finishes comprised of neutral and earth tone color schemes.

§ 180.66.4.8.4. BUILDINGS in a SELF-STORAGE FACILITY shall be located a minimum distance of twelve (12) feet from each other and arranged in a manner to provide appropriate access.

§ 180.66.4.9. Lighting Standards,

§ 180.66.4.9.1. All outdoor lighting shall be directed downward onto the PREMISES and shall be shielded/deflected away from adjacent properties allowing no direct beam of light or glare to cause disturbance at any adjacent property, STREET or roadway.

§ 180.66.4.9.2. The maximum height of light fixtures on the PREMISES shall be twenty-five (25) feet.

§ 180.66.4.9.3. The applicant shall submit a lighting plan for approval to the Zoning Officer along with the SITE PLAN.

§ 180.66.4.10. Signage.

§ 180.66.4.10.1. No more than one (1) MONUMENT SIGN may be installed for the purpose of businesses identification and advertising at the SELF-STORAGE FACILITY.

§ 180.66.4.10.2. The SIGN shall be located a minimum distance of ten feet (10') from the FRONT LOT LINE and shall have adequate clearance to provide an unobstructed clear sight triangle for vehicular and pedestrian ingress, egress and traffic circulation.

§ 180.66.4.10.3. The MONUMENT SIGN shall have a maximum height of eight feet (8'), a maximum width of ten feet (10'), but shall not exceed a maximum SIGN AREA of fifty (50) square feet.

§ 180.66.4.10.4. No other SIGNS shall be displayed on the PREMISES except for directional signage in accordance with an approved traffic circulation plan and approved BUILDING mounted signage for storage unit and BUILDING identification purposes.