CHAPTER 180

ZONING

ARTICLE I

	General Provisions
§ 180.1.	Zoning Map.
§ 180.2.	Interpretation and intent.
§ 180.3.	Effect on previously issued building permits.
	ARTICLE II Definitions and Word Usage
§ 180.4.	Definitions.
	ARTICLE III Districts
§ 180.5.	Classification of districts.
§ 180.6.	Zoning Map.
§ 180.7.	Interpretation of district boundaries.
	ARTICLE IV Residence District R-1
	Residence District R-1
§ 180.8.	Permitted and conditional uses.
§ 180.9.	Area and bulk regulations.
§ 180.10.	Standards for conditional uses.

18002 **ARTICLE V** Residence District R1-S

Permitted uses; use exceptions. § 180.11.

ARTICLE VI Residence District R-2

§ 180.12.	Permitted and conditional uses.

§ 180.13. Area and bulk regulations.

§ 180.14. Standards for conditional uses.

ARTICLE VII

Residence District R2-AS

§ 180.15.	Permitted uses.
§ 180.16.	Area and bulk regulations for single-family detached dwellings.
§ 180.17.	Area and bulk regulations for townhouse DEVELOPMENTS.
§ 180.18.	Regulations for joint single-family and townhouse DEVELOPMENTS.

ARTICLE VIII Residence District R2-BS

§ 180.19.	Permitted uses.
§ 180.20.	Area and bulk regulations for single-family detached dwellings.
§ 180.21.	Area and bulk regulations for townhouse use.
§ 180.22.	Area and bulk regulations for apartment use.
§ 180.23.	Density; distance from single-family district.
§ 180.24.	Off-street parking.

ARTICLE IX Residence District R2-S

§ 180.25. Permitted uses; use exceptions.

ARTICLE X Residence District R-3

§ 180.26. Permitted uses.

§ 180.27. Area and bulk regulations.

ARTICLE XI Residence District R-4

§ 180.28. Permitted uses.

§ 180.29. Area and bulk regulations.

ARTICLE XII Residence District R-5

§ 180.30. Permitted uses.

§ 180.31. Area and bulk regulations.

§ 180.32. Maximum building height.

§ 180.33. Maximum building length.

ARTICLE XIII Residence District R5-S

§ 180.34. Permitted uses; use exceptions.

ARTICLE XIV Residence District R-6

§ 180.35. Permitted uses.

§ 180.36. Area and bulk regulations.

	18004
§ 180.37.	Density requirements; parking.
§ 180.38.	Site plan approval.
§ 180.39.	Appeals.
	ARTICLE XV Residence District R-7
§ 180.40.	Permitted uses.
§ 180.41.	Area and bulk regulations.
§ 180.42.	Accessory uses.
§ 180.43.	Site plan approval.
§ 180.44.	(Reserved)
	ARTICLE XVI Planned Residential DEVELOPMENT
§ 180.45.	Purpose and intent.
§ 180.46.	Planned residential DEVELOPMENT in R-1 and R1-S Districts.
§ 180.47.	Planned residential DEVELOPMENT in R-2 and R2-S Districts.
§ 180.48.	Planned residential DEVELOPMENT in R-5 and R5-S Districts.
§ 180.49.	Application for tentative approval.
§ 180.50.	Tentative plan approval.

§ 180.51. Phased DEVELOPMENT.

§ 180.53. Abandonment of plan.

§ 180.52. Fees.

	10005
	ARTICLE XVII Civic District C-1
§ 180.54.	Permitted uses.
§ 180.55.	Screening of electric power substations.
	ARTICLE XVIII Commercial District C-2
§ 180.56.	Permitted uses; accessory uses; conditional uses.
§ 180.57.	Area and bulk regulations.
§ 180.58.	Standards for conditional uses.
§ 180.59.	Loading and access areas.
§ 180.60.	Determination of district boundaries.
§ 180.61.	ARTICLE XIX Commercial District C2-S Permitted uses; use exceptions.
	ARTICLE XX Commercial District C-3
§ 180.62.	Permitted uses; accessory uses.
§ 180.63.	Area and bulk regulations.
§ 180.64.	Determination of district boundaries.
§ 180.65.	Loading and access areas.
	ARTICLE XXI Commercial District C3-S

§ 180.66. Permitted uses; use exceptions.

18006 ARTICLE XXII Commercial District C-4

§ 180.67.	Permitted uses; conditional uses.
§ 180.68.	Area and bulk regulations.

§ 180.69. Standards for conditional uses.

§ 180.70. Determination of district boundaries.

§ 180.71. Loading and access areas.

ARTICLE XXIII Commercial District C4-S

§ 180.72. Permitted uses; use exceptions.

ARTICLE XXIV Signs

§ 180.73.	Reserved for future use. [Amer	nded 03-21-07 by Ord. No. 1000]
§ 180.74.	Signs permitted in residence ar	nd civic districts.
§ 180.75.	Signs in commercial districts.	[Amended 03-21-07 by Ord. No. 1000]

§ 180.76. Billboards. [Amended 03-21-07 Ord. 1000]

[§ 180.76, 180.77, 180.78, 180.79 and 180.80 Amended 03-21-07 by Ord. No. 1000 - moved to §180.75.4 through 180.75.8 respectively]

ARTICLE XXV

Accessory Structures and Accessory Uses [Amended 12-15-21 by Ord. No. 1145]

§ 180.81. Standards for accessory use buildings.

ARTICLE XXVI Air-Conditioning Installations

§ 180.82. Definitions.

§ 180.83.	Applicability to window units.
§ 180.84.	Installation regulations.
§ 180.85.	Permit required; submission of plans.
§ 180.86.	Compliance with plumbing standards.
§ 180.87.	(Reserved)
§ 180.88.	Compliance with building construction standards.

ARTICLE XXVII Express Standards and Criteria for CONDITIONAL USES and SPECIAL EXCEPTIONS

§ 180.89. CONDITIONAL USE and SPECIAL EXCEPTION.

ARTICLE XXVIII General Use Regulations

	General Use Regulations
§ 180.90.	Other than residential uses in residence districts.
§ 180.91.	Growths obstructing vision.
§ 180.92.	Fences.
§ 180.93.	Noncommercial parking lots.
§ 180.94.	Uses requiring site plan approval.
§ 180.95.	Commencement or discontinuance of work under site plan.
§ 180.96.	Appeals.
§ 180.97.	Posting of security.
§ 180.98.	Parabolic dish antennas.
180.98.A. Outdoor Residential Lighting [Added 1-21-98 by Ord. No. 878]	

180.98.B. Green Space [Added 5-20-98 by Ord. No. 884]

03-31-94

ARTICLE XXIX Height and Area Regulations

- § 180.99. Height limitations.
- § 180.100. Exceptions.
- § 180.101. Criteria for applying height limits.
- § 180.102. Exclusivity of required yards and open spaces.
- § 180.103. Building projections into yards.

ARTICLE XXX Parking

- § 180.104. Minimum required automobile parking spaces.
- § 180.105. Truck or trailer parking.
- § 180.106. Continuance of facilities.
- § 180.107. Recreational vehicle parking.

ARTICLE XXXI Nonconforming Uses and Structures

- § 180.108. Applicability of Article.
- § 180.109. Regulations.

ARTICLE XXXII Zoning Hearing Board

- § 180.110. Board continued; membership.
- § 180.111. Removal of members.
- § 180.112. Organization.
- § 180.113. Adoption of rules and regulations.

- § 180.114. Meetings and hearings.
- § 180.115. Powers, duties and functions.
- § 180.116. Expenditures.
- § 180.117. Appeals.
- § 180.118. Effect of appeal.

ARTICLE XXXIII Administration

- § 180.119. Enforcement officer designated; powers.
- § 180.120. Application for zoning permit.
- § 180.121. Decision on application; issuance of permit.
- § 180.122. Commencement or discontinuance of work.
- § 180.123. Occupancy certificate required; inspection.
- § 180.124. Records.

ARTICLE XXXIV Amendments

- § 180.125. Amendment procedure.
- § 180.126. Petition for zoning change; hearing.
- § 180.127. Recommendations of Planning Commission.
- § 180.128. Protest against change or amendment.

ARTICLE XXXV Airport Zoning Districts; Regulations

- § 180.129. Statutory authority; title.
- § 180.130. Definitions.
- § 180.131. Districts enumerated.

§ 180.132. Zone height limitations.

§ 180.133. Use restrictions.

§ 180.134. Marking and lighting of nonconforming uses.

§ 180.135. Permits; variances.

§ 180.136. Severability.

ARTICLE XXXVI Utility District U-1

§ 180.137. Permitted uses.

ARTICLE XXXVII

§ 180.138. Wireless Communications. [Added 7-16-08 by Ord. No. 1011]

ARTICLE XXXVIII

Common Facility and Open Space Requirements and Controls in Planned Residential Developments and in Multi-Family Developments in Zoning Districts R-5, R-6 and R-7 in the Borough of Whitehall

§180.139. Location of open space.

§180.140. Homeowner Association or Open Space Trust required.

§180.141. Regulations Governing Homeowners Associations or Trusts.

ARTICLE XXXIX

Define Adult Businesses and Provide for Zoning Control Thereof [Amended 7-16-08 by Ord. No. 1011]

§180.142. Adult Businesses and General Amusement Arcade Added 7-17-97 by Ord. No. 871] [Amended 12-15-21 by Ord. No. 1145]

ARTICLE XL Special Provisions for Oil & Gas Drilling

Provide for Oil and Gas Drilling Operations as a Special Exception in the U-1 Utility District and the R1-S and R-7 Residence Districts in the Borough and Providing for Natural Gas Compressors and Processing Plants in the U-1 Utility District and R1-S and R-7 Residence Districts as a Special Exception

(HISTORY: Adopted by the BOROUGH COUNCIL 11-14-62 as Ord. No. 369. Section 185.5 amended at time of adoption of CODE; see Ch. 1, General Provisions, Art. I. Other amendments noted where applicable.)

ARTICLE XLI Solar Energy

Regulate the use of solar energy equipment and to add relevant definitions.

ARTICLE XLII Streetscape Enhancement Overlay District

Establish Streetscape Enhancement Overlay ("SEO") Districts over Commercially Zoned Districts Along the Route 51 Corridor, to Adopt Associated Design Guidelines and to Amend the Zoning Map of the Borough of Whitehall; and Further to Increase the Side Yard Setback Requirements in the C-2 and C-4 Districts from Zero Feet to Ten Feet and to Clarify Height Criteria in all Districts

ARTICLE XLIII
Essential Services

Adopted by the BOROUGH COUNCIL 2-7-2018 as Ord. No. 1103.

WHITEHALL CODE

§ 180

18012