

ORDINANCE NO. 2026-_____

**AN ORDINANCE AMENDING CHAPTER 166 OF THE CITY
CODE OF THE CITY OF LATROBE, COUNTY OF
WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA –
TITLED ZONING**

WHEREAS, the City of Latrobe has sought recommendations from the City of Latrobe's Planning Commission and the Westmoreland County Planning Department with regards to amendments to the Code regarding lot coverages and setbacks; and,

WHEREAS, the Council of the City of Latrobe has determined that existing maximum lot coverage and setback standards in certain zoning districts no longer reflect contemporary development patterns, housing needs, or infill objectives, and that updated lot coverage allowances are necessary to promote orderly growth, reduce nonconformities, and support reinvestment within established neighborhoods; and,

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Latrobe, and the City of Latrobe hereby ordain as follows:

SECTION 1. That Chapter 166-19G(4) shall be amended as follows:

Lot Coverage				
	Residential			
	R-1 and R-1A	R-2	R-3	R-4
Single-family detached dwellings	40%	60%	60%	60%
Multifamily dwellings	NA	NA	60%	NA
Any other principal building structure permitted in residential zones	40%	60%	60%	60%
Commercial structures	NA	NA	NA	NA

SECTION 6. That Chapter 166-24B shall be amended as follows:

~~(3) The minimum lot area for multifamily dwellings is 2,500 square feet per dwelling unit.~~

(3) The maximum number of dwelling units permitted shall be based on the total building floor area allowed by the Commercial Structures Density Ratio, at one dwelling unit per

2,500 square feet of authorized floor area; however, in no case shall the permitted number of dwelling units be less than the number that would be allowed on the same lot in the R-3 District.

SECTION 3. That Chapter 166-24C shall be amended as follows:

(3) The minimum front yard setback for single-family detached dwellings, ~~multifamily dwellings~~ and any other principal building structure permitted in residential zones in the commercial zones is 10 feet.

(5) Multifamily dwellings shall be subject to the setback requirements applicable to commercial buildings in the district in which they are located.

SECTION 4. That Chapter 166-24D shall be amended as follows:

(1) The minimum side yard setback for single-family detached dwellings, ~~multifamily dwellings~~ and any other principal building structure permitted in residential zones in the commercial zone is five feet.

(3) The minimum side yard setback for multifamily dwellings shall be five feet in the C-1 and C-2 Zones. There is no minimum side yard setback for multifamily dwellings in C-3 and C-4 zones except when abutting a residential district where the setback shall be five feet. Where a street or alley separates a commercial zone from a residential zone, the street or alley shall satisfy the setback requirement.

SECTION 5. That Chapter 166-24E shall be amended as follows:

(1) The minimum rear yard setback for single-family detached dwellings, ~~multifamily dwellings~~ and any other principal building structure permitted in residential zones in the commercial zones is 20 feet.

(4) The minimum rear yard setback for multifamily dwellings shall be 20 feet in the C-1 and C-2 Zones. There is no minimum rear yard setback for multifamily dwellings in C-3 and C-4 zones except when abutting a residential district where the setback shall be 10 feet.

SECTION 2. That Chapter 166-24F shall be amended as follows:

(4) The maximum lot coverage for single-family detached dwellings, ~~multifamily dwellings~~, and any other principal building structure permitted in residential zones is 60%.

(6) Multifamily dwellings shall be subject to the maximum lot coverage requirements applicable to commercial buildings in the district in which they are located.

SECTION 7. That Chapter 166-88 shall be amended as follows:

Mixed-Use Occupancy

A form of joint occupancy use represented by a single, unified structure containing a combination of residential uses and commercial uses that operate concurrently within the same building envelope.

SECTION 8. That all other provisions of Chapter 166, not repealed or amended herein, shall remain in full force and effect.

SECTION 9. That the within Ordinance shall take effect no later than (30) days following the date of publication of the post-enactment notice of passage.

SECTION 10. That the City Manager, the City Secretary, Mayor, and any other proper City officer is authorized and directed to execute any and all documents and to take any and all action necessary in order to carry in effect the within ordinance.

ENACTED AND ORDAINED this _____ day of _____, 2026.

ATTEST:

COUNCIL OF THE CITY OF
LATROBE

Janina Hall
Secretary

By:

Eric Bartels
Mayor