

ARTICLE 6

SUPPLEMENTARY REGULATIONS

6.100 SUPPLEMENTARY REGULATIONS GOVERNING THE SIZE OF LOTS, YARDS AND BUILDINGS

6.101 Existing Nonconforming Lots in R-Districts. A single family dwelling may be constructed on any vacant nonconforming lot, irrespective of its area or width which is located in the R-District if it complies with the following:

- (a) Said lot is in existence as an entity at the time of passage of this Ordinance.
- (b) The owner of the lot does not own an adjoining lot.
- (c) The front yard conforms with the requirements of 6.104a.
- (d) The minimum width of the lot, and the minimum side and rear yards shall not be less than that specified in the following table.

Minimum Vacant Nonconforming Lot Dimensions  
Minimum Dimensions (feet)

|                                      | <u>Width</u> | <u>Side Yard</u> |                     | <u>Rear Yard</u> |
|--------------------------------------|--------------|------------------|---------------------|------------------|
| District in which the Lot is Located |              | One Yard         | Both Yards Combined |                  |
| S                                    | 80           | 8                | 20                  | 25               |
| R                                    | 40           | 5                | 10                  | 20               |

6.102 Height Limitations. District height limitations shall not apply to church spires, cupolas and domes, monuments, water towers, chimneys, smokestacks, silos, flag poles, radio and television towers, masts and aerials, farm structures, solar energy units, WECS, and parapet walls extending not more than four (4) feet above the limiting height of the building.

6.103 Area Regulations.

- (a) Lots Not Serviced With Public Water or Sewer. Plans for lots not served by a public water or sanitary sewer system must be submitted to, and approved by, the local authority having proper jurisdiction over such matters as well as by the Pennsylvania Department of Health.
- (b) Large Scale Commercial Developments. Commercial developments or shopping centers, containing more than one attached commercial unit or store may be developed on a lot having the minimum lot area specified in Table 2, provided that all the other regulations of Table 2 shall apply.

6.104 Yard Regulations.

- (a) Front Yard Exception. When an unimproved lot is situated between two improved lots, each having a principal building within 25 feet of the front lot line of the unimproved lot, the front yard shall be reduced to a depth equal to that of the greater front yard of the two adjoining lots; provided however, that it may not be reduced below 15 feet.
- (b) Side Yard Width May Be Varied. Where the side wall of a building is irregular or not parallel with the side lot line, the side yard may be varied. Its average width shall not be less than the required width, nor shall it be narrower at any point than five feet.
- (c) Width of One Side Yard May Be Reduced. A reduction of width may be authorized only by the Board when warranted by the location of existing buildings, or when conducive to the desirable development of two or more lots. The width of one side yard, however, may be reduced to not less than three feet, provided that the combined side yards shall not be less than the minimum required for the lot. Similarly, the distance between the proposed structure and another existing or proposed structure on an adjacent lot, may not be less than the minimum sum of the two side yard. As required by Table 2, Article 5 for the Zone District in which the lot is located.

- (d) Side Yard of Corner Lot. Where the side yard on the side street of a corner lot abuts another side yard of a lot in an R-District, the former shall be at least one-half the width of the front yard of the latter.
- (e) Condition of Fences. All fences, hedges, walls, and shrubs must be maintained in good condition. When adjoining an R-District, no advertising shall be permitted on fences.
- (f) Screening. Adequate screening as required in this Ordinance shall consist of a four to six feet high covered fence, or a visual screen of suitable shrubs, placed at proper intervals to insure adequate screening, maintained within 15 feet of the property line separating the uses. Adequate screening shall be provided by any commercial or manufacturing use and by any neighborhood commercial use approved for location within any R-District where permitted when abutting a residential use.
- (g) Fences and Walls Located in Yards. Fences, walls and hedges not exceeding six (6) feet in height may be located in any yard or court. It is the sense of this section that the total height of walls plus fences etc., shall not extend to a vertical height exceeding six (6) feet from natural ground level. In any case, corner lots must also comply with Article 6.106.
- (h) Projections into Yards. Unless otherwise specified below, projections into required yards shall be governed by the provisions of the Building Code of the municipality.
- (1) Cornices, canopies, eaves, or other architectural features not required for structural support may project into a side yard not more than three (3) inches per foot of side yard width, but may not exceed a total of three (3) feet.
  - (2) Fire escapes and balconies to fire exists may not project into a front yard.

- (3) Bay windows, fire places, chimneys, uncovered stairs and landings, and balconies not required for fire escape purposes, may project up to three (3) feet, provided that they do not together occupy more than one-third of the length of the building wall.
- (i) Patios and Open Porches. Patios and open porches may be located in side and rear yards not closer than three feet to any adjacent property line. If located closer than eight feet, they shall be screened as outlined in Section 6.104f. In case of a corner lot, they shall not reduce the side yard on the side street below the required width.
- 6.105 Two or More Buildings on a Lot. Two or more principal buildings located on a parcel in single ownership shall conform to all the requirements of this Ordinance which would normally apply to each building if each were on a separate zone lot.
- 6.106 Visibility at Intersections in all Districts. On a corner lot, nothing shall be erected, placed, or allowed to grow in a manner which obscures vision:
- (a) Above a height of two-and-one half ( $2\frac{1}{2}$ ) feet measured from the centerline grades of the intersecting streets and
- (b) Within the area bounded by the street lines of such corner lots and a line joining points on these street lines twenty-five feet from their intersection.
- 6.107 Public Utility Poles. These are excluded from the regulations specified in this Section.
- 6.108 Through Lots. Where a single lot under individual ownership extends from one street to another parallel or nearly parallel street or alley, the widest street shall be deemed the street or alley, the widest street shall be deemed the street upon which the property fronts. No principal structure shall be erected on the rear of the lot, except as specified in Section 6.105.
- 6.109 Accessory Structures. All accessory structures shall conform with the minimum yard regulations established in Table 2, except as permitted below:

- (a) Attached Accessory Structures. Accessory structures which are attached to the principal building shall comply with all of the yard requirements for the principal structure.
- (b) Unattached Accessory Structures in R-Districts. Accessory structures not attached to a principal structure in an R-District may be erected within the required side and rear yards of a principal structure provided that it conforms with the following:
  - (1) Maximum Height - One and one-half stories or 15 feet in height.
  - (2) Distance from Side Lot Line - Not less than 5 feet from the side lot line.
  - (3) Distance from Side Yard (corner lot) same as for principal structure.
  - (4) Distance from Rear Lot Line - Not less than 5 feet from the rear lot line, except when the structure abuts an alley, then 10 feet shall be required.
  - (5) Distance from Principal Structure - Not less than 10 feet from a principal structure.
- (c) Unattached Non-Dwelling Accessory Structures. Non-dwelling accessory structures shall comply with front and side yard requirements for the principal structure. They shall have a rear yard of at least 10 feet except as otherwise specified in this Ordinance.
- (d) Number of Accessory Structures Limited. No more than two accessory structures, including a private garage are permitted on each residential zone lot.

6.200 PUBLIC AND SEMI PUBLIC USES

6.201 Appropriate Public Uses. When any appropriate public use, as enumerated in Use Class 15, is permitted by the Board as a Special Use it shall comply with the following lot, yard and building regulations:

|                           |         |
|---------------------------|---------|
| Maximum Building Coverage | 60%     |
| Front Yard                | 15 feet |
| Rear Yard                 | 20 feet |
| One Side Yard             | 10 feet |
| Both Side Yards Combined  | 25 feet |
| Maximum Height            | 80 feet |
| Floor Area Ratio          | 2.0     |

The Board may impose additional or more restrictive conditions if warranted by the character of the area in which such uses are proposed or by other special factors.

Such uses shall also be located on a street having a pavement at least 30 feet wide and shall maintain a 10 foot wide landscaped strip on all sides abutting or facing an R-District.

6.202 Community Buildings, Social Hall, Lodges, Fraternal Organizations, Clubs and Other Non-Commercial Recreation Establishments.

- (a) All buildings must be a minimum of 20 feet from the rear lot line.
- (b) There shall be no external evidence of any gainful activity. Access to any space used for gainful activity shall be from within the building.
- (c) Any such use shall be located on a street having a pavement width of at least 30 feet, or shall be able to provide access without causing heavy traffic on local residential streets.
- (d) Applicants shall prove that such uses proposed to be located in R-Districts will serve primarily the residents of the surrounding neighborhood and that no other satisfactory location exists.

6.203 Nursery School, Day Care Center for More than Five Children. Such uses shall maintain screening on any property line abutting an R-District, and shall require a minimum 10,000 square foot lot.

6.300 RECREATION USES

- 6.301 Commercial Recreation Uses. Such places of amusement shall provide parking with ingress designed to minimize traffic congestion, shall conform to the yard regulations of the District in which they are located, shall provide adequate screening from abutting residential property, and shall show that adequate controls have been taken to prevent offensive noise, vibration and other nuisance conditions.

6.302 Outdoor Recreation Facilities. Outdoor recreation facilities located on a residential zone lot in an R-District, shall be restricted to the use of the owner-occupant and/or members of his family. This provision shall not apply to public recreation facilities authorized in R-District as Class 16 uses. In all cases, however, lights used to illuminate outdoor recreation facilities shall not be directed at adjoining residential zone lots.

6.303 Drive-In Theaters. Drive-in theaters shall be subject to the following regulations:

- (a) Shall be situated on a zone lot of ten (10) acres or more, and shall be located not closer than three hundred (300) feet to any residential structure.
- (b) The movie screen shall face away from any public highway and the external boundaries shall be landscaped so as to obscure structures and parking areas from public streets and adjoining properties.
- (c) Lights shall not be directed on adjoining property, streets or highways.
- (d) Interior vehicular circulation shall be one-way only.
- (e) Surface drainage shall be such that adjoining properties, streets or highways shall not be subjected to damage.

#### 6.400 CONVERSIONS IN R-DISTRICTS

Conversion of structures to provide additional dwelling units shall be permitted subject to the following additional requirements for conversions:

- (a) The building to be converted shall conform to the height, coverage, and yard regulations for the district in which it is located.
- (b) The exterior appearance of the building shall be constructed and maintained so as to maintain the residential character of the neighborhood.
- (c) Fire escapes, where required, shall be in the rear of the building and shall not be located on any wall facing a street.

- (d) The plans for the conversion of said building shall be submitted to the Board for review and approval.
- (e) Every dwelling unit shall have two (2) means of egress in case of fire. Ingress and egress shall not be permitted through another dwelling unit.
- (f) For each dwelling unit created through conversion, one off-street parking space shall be provided on the zone lot.
- (g) The minimum square feet of floor area per conversion dwelling unit shall be increased by 100 square feet for each additional person more than two (2) years of age for which the dwelling unit is intended to accommodate.

6.500 OFF-STREET LOADING AND PARKING

6.501 Off-Street Loading.

- (a) Number of Loading Spaces Required. Every building which requires the receipt or distribution by vehicles of material or merchandise, shall provide at least one off-street loading berth and shall also provide additional spaces in accordance with Table 3.
- (b) Size and Location. Each loading space shall be not less than 12 feet in width, 45 feet in length, and 14 feet in height, and may occupy all or part of a required yard.

6.502 Off-Street Parking.

- (a) Number of Parking Spaces Required. In all districts, at the time any building or structure is erected, enlarged or increased in capacity, off-street parking spaces open to the public shall be provided as set forth in Table 4.
- (b) Size. Each off-street parking place shall have an area of not less than 180 square feet exclusive of access drives or aisles, in usable shape and condition. Except in the case of dwelling, no parking area shall contain less than three spaces.



- (c) Access. There shall be adequate ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than ten feet in width in the case of a dwelling, and not less than 20 feet in width in all other cases, leading to the parking or storage areas or loading spaces.

Access to off-street parking areas shall be limited to several well-defined locations, and in no case shall there be unrestricted access along the length of a street or alley.

- (d) Location of Facilities. Off-Site facilities shall be located on the same zone lot as the use to which they are accessory, or else within a radius of 400 feet. They must also be in the same ownership as the use to which they are accessory, subject to deed restrictions filed in an office of record, requiring the maintenance of the required number of spaces throughout the life of the use.
- (e) Modification of Parking Requirements. The Board may authorize on appeal, a modification, reduction, or waiver of the foregoing parking requirements in exceptional cases of use, zone lot size or shape, or other unusual situations.

6.503 Joint Facilities for Parking or Loading.

Off-street parking and loading facilities may be provided jointly for separate uses if approved by the Board. The total number of spaces shall not be less than the sum of the separate requirements for each use, and shall comply with all regulations governing location of accessory spaces.

6.504 Development of Parking and Loading. Areas (including commercial parking lots, automobile or mobile home sales lots).

- (a) Screening and Landscaping. Off-street parking areas for more than five vehicles,

and off-street loading areas, shall be effectively screened on each side which adjoins or faces residential or institutional premises situated in any R-District.

- (b) Minimum Distances and Set Backs. Off-street loading and parking areas and driveways may be developed in any required front, side or rear yard, provided however that such areas designed for use by five or more vehicles shall not be located closer than 10 feet to any dwelling, school, hospital or similar institution.
- (c) Surfacing. Surfacing shall consist of an asphaltic or Portland cement binder pavement (or similar durable and dustless surface), graded and drained to dispose of all surface water, and designed to provide for orderly and safe loading and parking.

#### 6.600 SIGNS

Unless otherwise specified below, the construction, alteration, erection, maintenance and location of signs and outdoor displays shall be governed by the provisions of the Building Code of the municipality.

##### 6.601 Signs in Residential

- (a) Regulation of Signs. No-flashing, non-advertising signs are permitted in all Residential and Special Purpose Districts as set forth in Table 5.
- (b) Height and Projection of Signs. No sign in an R-District shall project into any public way, or project higher than one (1) story or twenty (20) feet, whichever is lower.

##### 6.602 Signs in Commercial and Manufacturing Districts.

- (a) Regulation of Signs. Billboards, business and advertising signs are permitted in all C and M Districts, except that in no case shall any single non-flashing sign exceed six hundred (600) square feet, nor shall any single flashing sign exceed three hundred (300) square feet in area.

(b) Projection of Signs. No hanging or suspended sign shall be erected so as to exceed the following projections:

(1) Projection over any public way - 6 feet.

(2) Projection from main wall of building - 6 feet.

(c) Height of Signs. The height of all signs shall be regulated as follows:

(1) Maximum Height - No sign shall project above the height limit on buildings and other structures in any District where the sign is located, except that no sign may be higher than twenty (20) feet above the highest point of the roof.

(2) Height over Public Way - No hanging or suspended sign shall have a vertical clearance of less than fourteen (14) feet above any vehicular public way, nor less than nine (9) feet over any pedestrian public way.

6.603 Business Signs.

Maximum Area of All Signs - The gross area of all signs located on any zone lot shall not exceed the number of square feet per linear foot of lot frontage as follows:

| District | Non-Flashing | Flashing |
|----------|--------------|----------|
| C        | 4            | 2        |
| M        | 8            | 4        |

6.604 Avertising Signs. The following regulations shall apply to all advertising signs.

(a) Advertising Signs on Limited Access Highways. No advertising signs shall be permitted within the area extending one hundred fifty (150) feet from the right-of-way line of any limited access highway except when such signs are so located that the matter displayed upon them is not visible to persons or passengers on such limited access highways.

- (b) Advertising Signs Adjacent to Certain Uses. No advertising sign shall be permitted within one hundred (100) feet of any Residential District, nor shall any such sign be permitted which faces any abutting public or parochial school, library, church, hospital or similar institutional use.
- (c) Signs Parallel to Right-of-Way. No advertising sign shall be constructed parallel to, or at an angle of less than 45 degrees with the right-of-way upon which it faces except when such a sign is located at the intersection of two streets.
- (d) Spacing of Advertising Signs. No two adjacent advertising structures facing on any one street shall be located closer to one another than a distance equal to one-fifth of the combined gross square foot area of the signs attached to such structures, except that no two such structures shall be closer to one another than 120 feet.

6.606 General Regulations For Signs. The following regulations shall apply to all permitted sign uses:

- (a) All signs shall conform to the same height, side yard setback and rear yard requirements established for principal buildings in the district in which the sign is located, except as follows:
  - (1) Signs which are to be attached flat against any building existing at the time of passage of this Ordinance.
  - (2) Signs permitted in residential districts may be free-standing signs located five feet in front of the principal building, except for name plates and identification signs which must be attached to the building.
  - (3) Where drive-in or parking facilities are provided, one (1) business sign not exceeding forty-five (45) square feet in area may be erected in any required setback area if it is not located nearer to the street or highway right-of-way line than one third (1/3) the required setback distance.

- (b) Signs, other than official traffic signs, shall not be erected within the right-of-way lines of any street.
- (c) No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window, or fire escape, or so as to prevent free access from one part of a roof to any other part. No sign of any kind shall be attached to a stand-pipe or fire escape.
- (d) A zoning permit shall not be required for the erection, alteration or maintenance of any sign, less than seven (7) square feet in area, permitted in an R-District.
- (e) A zoning permit shall be required for the erection or reconstruction of any business or advertising sign.
- (f) All temporary signs erected for a special event shall be removed by the property owner when the circumstances leading to their erection no longer apply.
- (g) No sign shall be erected at the intersection of streets so as to obstruct free and clear vision, and if located within the direct line of vision of any traffic control sign or signal, shall not have flashing or intermittent lighting, or red, green or amber illumination.

6.700 REGULATIONS APPLYING TO OTHER USES

- 6.701 Animal Hospital and Boarding Kennels. Shall be located no closer than one hundred (100) feet to any residential dwelling, restaurant or hotel in any district where permitted, and shall show that adequate measures and controls have been taken to prevent offensive noise and odor. No incineration or refuse shall be permitted on the premises.
- 6.702 Home Occupation. A home occupation shall be an incidental use of the dwelling unit conducted only by residents of the building, who may not employ more than two additional non-resident persons. The following additional conditions shall be fulfilled. See also definitions.
  - (a) Where Permitted. Within a single dwelling unit or in an accessory building, provided that only one home occupation per dwelling unit shall be permitted.

- (b) Evidence of Use. No evidence of the home occupation shall be permitted, with the exception of signs as outlined in Section 6.601.
- (c) Extent of Use. No more than thirty-three (33) percent of the gross floor area of any dwelling unit may be used for a home occupation, except for medical and dental offices, and foster family care, which may use up to fifty (50) percent.
- (d) Permitted Uses. Not more than one of the following:
  - (1) Medical, dental and other professional, real estate, insurance and other similar offices (not to include barber or beauty shops), in accordance with the provisions for off-street parking.
  - (2) Rooming and/or boarding of not more than two persons.
  - (3) Custom dressmaking, tailoring, millinery.
  - (4) Foster family care for not more than four children simultaneously.
  - (5) Tutoring for not more than four students, simultaneously, but not including music, dancing, business schools, or similar activities.

6.703 Junk Yards and Similar Storage Areas, Including Automobile Wrecking.

No new junk yards or similar storage areas shall be permitted within the municipal limits from the date of passage of this Ordinance. Such Uses existing at said date of adoption may continue their operations as nonconforming uses, but shall terminate within one year unless they comply with the following provisions:

- (a) All junk yards and similar storage facilities shall be completely enclosed by a fence or wall at least six feet in height.
- (b) No highly inflammable or explosive material shall be stored in bulk above ground, with the exception of fuel tanks or drums which are directly connected with heating appliances.