

ARTICLE IV
LOT AREA AND RELATED REGULATIONS

SECTION 4.1 **RESIDENTIAL DISTRICTS**

A. **Single-Family Detached Dwellings (R-75 Zone) Require:**

Minimum

*Lot Size	7,500 Sq. Ft.
Lot Width	75 Feet
Lot Depth	100 Feet
Front Yard	25 Feet
Each Side Yard	10 Feet
Rear Yard	25 Feet

Maximum

Lot Coverage	20 Percent
Building Height	35 Feet

B. **Single-Family Detached Dwellings (R-125 Zone) Require:**

Minimum

*Lot Size	12,500 Sq. Ft.
Lot Width	100 Feet
Lot Depth	125 Feet
Front Yard	30 Feet
Each Side Yard	10 Feet
Rear Yard	30 Feet

Maximum

Lot Coverage	20 Percent
Building Height	35 Feet

* Those lots served by either on-site water supply or on-site sanitary sewer, shall not be less than one hundred feet (100') wide and not less than thirty thousand square feet (30,000) in land area. Those lots served by on-site water supply and on-site sanitary sewer, shall not be less than one hundred feet (100') wide or less than forty-three thousand five hundred sixty square feet (43,560) in land area.

C. **Single-Family Semi-Detached Dwellings (Duplexes Or Double Houses) In All Permitted Districts Require:**

Minimum

*Lot Size	4,500 Sq. Ft.
Lot Width	40 Feet
Lot Depth	100 Feet
Front Yard	25 Feet
Each Side Yard	15 Feet
Rear Yard	25 Feet

Maximum

Lot Coverage	50 Percent
Building Height	35 Feet

* When on-site water supply and/or on-site sanitary sewer facilities are to be utilized, the minimum lot size shall be increased to forty-three thousand five hundred sixty square feet (43,560) per unit.

D. **Single-Family Attached Dwellings (Townhouses) In All Permitted Districts Require:**

Minimum

Lot Size	4,500 Sq. Ft. Per End Unit 2,500 Sq. Ft. Per Interior Unit
Unit Width	20 Feet Per Unit
Distance Between Structures (front to back)	50 Feet
Front Yard	25 Feet
Side Yard For Each End Unit	15 Feet
Rear Yard	25 Feet
First Floor Area Per Unit	600 Sq. Ft.
Number Of Units Per Structure	3 Units
Common Open Space Excluding Yards	10 Percent

Maximum

Lot Coverage	50 Percent
Building Height	35 Feet
Number Of Units Per Structure	10 Units
Density Per Gross Acre	7 Units

* Central or public water supply and sanitary sewer shall be provided.

E. **Multi-Family Residential Dwellings and Garden Apartments In All Permitted Districts Require:**

Minimum

Lot Size	40,000 Sq. Ft. For Entire Project Area 2,500 Sq. Ft. Per Dwelling Unit
Lot Width	200 Feet For Entire Project Area
Lot Depth	150 Feet
Front Yard	35 Feet
Each Side Yard	25 Feet
Rear Yard	25 Feet
Distance Between Structures (front to back)	25 Feet
Common Open Space Excluding Yards	15 Percent

Maximum

Lot Coverage	25 Percent
Building Height	35 Feet
Length Of Any Building Structure	200 Feet
Number Of Units Per Structure	16 Dwelling Units

1. Central or public water supply and sanitary sewer shall be provided.
2. A planting screen consisting of a minimum width of five feet (5') of primarily evergreen trees at least three feet (3') high at planting, shall provide visual amenity along all lot lines except front lot line.
3. All interior streets must be paved to a minimum width of twenty-five feet (25').
4. Energy conservation shall be encouraged in building techniques.
5. No on-street parking shall be permitted; a minimum of two (2) off-street parking spaces which may include garages shall be required for every dwelling unit. No parking area shall be situated closer than ten feet (10') to any building or to any lot line. The parking area shall be adequately lighted either with all mounted or posted ornamental fixtures.

SECTION 4.2 COMMERCIAL-RESIDENTIAL DISTRICT (C-R)

- A. Commercial uses shall provide a minimum lot width at the building line of twenty-five feet (25') and a maximum height of building no more than thirty-five feet (35'). Yards shall be provided and as such they may be used for the purpose of meeting off-street parking and loading requirements.

1. Front Yard 10 Feet
 2. Side Yard 5 Feet (Unless Buildings Are Attached)
 3. Rear Yard 15 Feet
 4. Maximum Lot Coverage shall not exceed fifty (50) percent.
- B. For every building used in whole or in part as a dwelling unit, a lot area of not less than One thousand eight hundred square feet (1,800) per unit shall be provided. The requirements for Subsection A shall also apply.

SECTION 4.3 COMMERCIAL-INDUSTRIAL DISTRICT (C-I)

A. Minimum Required:

Lot Size	10,000 Sq. Ft.
Lot Width	80 Feet
Lot Depth	120 Feet
Front Yard	25 Feet
Each Side Yard	10 Feet
Rear Yard	15 Feet
Side Yard Abutting A Residential Boundary	15 Feet
Rear Yard Abutting A Residential Boundary	20 Feet

B. Maximum:

Lot Coverage	50 Percent
Building Height	45 Feet

- C. A belt of massed evergreen plantings at least five feet (5') wide and fencing shall be established adjacent and along any abutting residential zone or residential property line for the purpose of ensuring the health, safety, and welfare of adjacent and nearby residential properties.
- D. Industrial performance standards, as established by Federal and Commonwealth agencies, shall be met so as not to emit smoke, vibration, fumes, dust, gases, odors, and fly ash beyond any property line. Nuclear or radioactive activities are prohibited. Liquid and solid wastes shall comply with all applicable local and Commonwealth requirements. Noise shall not exceed values recommended by the American Standard Association, Incorporated.

E. Performance Standards:

All Commercial and Industrial Uses shall meet or exceed all of the following requirements:

1. Buffer Zones:

- a. The buffer zone shall be measured from the District Boundary Line or a property line or right-of-way line, if not co-existent with the District Boundary Line.
- b. A minimum buffer zone of fifty feet (50') in width shall be provided along any common property line with a residential use or district.
- c. The buffer zone shall be maintained and kept clean of debris, rubbish, weeds, and other unsightly features.
- d. No building, structure, or physical improvement shall be permitted in the buffer zone except:
 - (1) An access drive;
 - (2) A stormwater facility; and
 - (3) A permitted sign.
- e. No less than the exterior half of the buffer area shall be planted and maintained with grass or ground cover, massed evergreens, and deciduous trees and shrubs of such species and size as will produce, within two (2) growing seasons, a screen at least four feet (4') in height and of such density as will obscure, throughout the full course of year, all of the glare of automobile headlights emitted from the premises. The preservation of all natural wooded tracts, rock outcroppings or topographic features shall be an integral part of all said plans regardless of their proximity to required buffer zones.
 - (1) Massed evergreens used in screen planting shall be at least four feet (4') in height when planted and produce a complete visual screen year-round.
 - (2) The screen planting shall be maintained permanently and any plant material which does not live shall be replaced within one (1) year.
 - (3) The screen planting shall be so placed that at maturity it will be no closer than three feet (3') from any street or property line.
 - (4) A 75' foot clear-sight triangle shall be maintained at all street intersections and at all points where private access ways intersect public streets.
 - (5) The screen planting shall be broken only at points of vehicular and pedestrian ingress and egress.
- f. No screen planting shall be required along streets frontage.

2. Drainage:

No stormwater or natural drainage which originates on the property or water generated by the activity; e.g., air conditioners, or swimming pools; shall be diverted across property lines unless transported in an approved or existing drainage system.

3. Electricity:

There shall be no electromagnetic interference that adversely affects, at any point, the operation of any equipment other than that belonging to the creator of such interference, or that is not in conformance with the regulations of the Federal Communications Commission.

4. Glare:

No use shall produce a strong dazzling light or a reflection of a strong dazzling light or glare beyond its lot lines. Exterior lighting shall be shielded, buffered, and directed so that glare will not become a nuisance to adjoining properties, adjoining districts, or streets.

5. Radioactivity:

The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes, shall be in conformance with the applicable regulations of the Atomic Energy Commission.

6. Vibration:

There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.

7. Fire:

All site layouts and structures shall comply with the most recent B.O.C.A. Building Code. No structure and no activity on a site or within a structure shall pose a hazard of fire for adjacent lots and/or structures. Access for fire fighting persons and equipment shall be provided for every structure on the site. In addition, a Pennsylvania Department of Labor and Industry Permit must be obtained prior to the Borough issuing a land use permit.

8. Traffic Control:

All design traffic volumes shall be determined by accepted procedures of the Pennsylvania Department of Transportation. The design hourly volume shall be used as a basis of computation. Geometric design features shall be consistent with the design speeds and capacities of streets serving the site. Minimum stopping,

turning and passing sight distances shall be determined. Grades, alignments, lanes, slopes, clearances, and other street standards shall be consistent with the Mont Alto Borough Subdivision and Land Development Ordinance. Traffic control devices (signs, signals, pavement markings, etc.) shall be consistent with the Manual on Uniform Traffic Control Devices, American Association of State Highway Officials in cooperation with the Pennsylvania Department of Transportation. Anticipated traffic generation shall not exceed the design volume of the street or streets serving the site and surrounding area, unless appropriate provisions to upgrade and to construct necessary street improvements consistent with Mont Alto Borough Street Specifications.

9. Storage of Explosives or Flammable Substances and Waste Disposal:

- a. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above the ground except in structures according to Commonwealth and Federal Specifications.
- b. All outdoor storage facilities for fuel shall be enclosed by an approved safety fence to prevent access thereto by unauthorized individuals.
- c. All materials or wastes which might cause fumes, constitute a fire hazard, or attract rodents or insects may only be stored if enclosed in buildings or containers which are adequate to eliminate such hazards.
- d. No materials, fuels, wastes, or flammable substances may be deposited or stored on a lot in such a manner as to allow them to be transferred off the lot by natural causes or forces. No substances, including but not limited to gasoline, oil, waste oil, and chemicals which can contaminate a stream or water course or render such stream or water source unusable or undesirable as a source of water supply, recreation or which will destroy or damage aquatic life shall be stored in such a location so that it could be introduced into the said stream or water course by natural causes or forces, or by rupture or storage containers or accidental discharge.

10. Noise Control:

The sound level of any industrial use shall not exceed, at any point along the boundary of the lot on which the use is to be undertaken, Federal Standards or recommended decibel levels in the designated octave bands, except for emergency alarm systems. Sound levels shall be projected in accordance with similar or identical operations or uses and shall be measured with a sound level meter and associated octave band analyzer manufactured in accordance with standards prescribed by the American Standards Association. Measurements shall be made using the same measuring system which may now or hereafter be utilized by the United States Government for this purpose.

11. Dust, Fumes, Vapor, and Gas Control:

The emission of dust, dirt, flyash, fumes, vapors, or gases which cause any damage to human health, to animals or to vegetation or other forms of property, or which can cause soiling or staining of persons or property at any point beyond the lot line of the use creating such emission is hereby prohibited. No emission of liquid or solid particulate matter from any chimney or stack or otherwise shall exceed .03 grains per cubic foot of the covering gas at any point beyond the lot line of the use creating the emission. Identical processes or facilities may be compared to determine compliance with this Subsection. For measurement for the amount of particles discharged as set forth above, measurement procedures shall follow those then employed by the Pennsylvania Department of Environmental Protection for similar or identical measurements.

12. Liquid and Solid Wastes:

No operation shall discharge wastes of any kind into a surface water or a groundwater source. All methods of waste disposal shall be approved by the Pennsylvania Department of Environmental Protection and shall be in accordance with the Franklin County Municipal Waste Management Plan as adopted in 1991. Such evidence of approval shall be provided.

SECTION 4.4 **INSTITUTIONAL DISTRICT (INST)**

- A. There shall be no minimum lot area or width for proposed new buildings. Also, there shall be no lot coverage limitation, except to reserve required yards and that a portion of the lot shall be required for off-street parking and loading.
- B. Front yard shall be at least seventy-five feet (75') to the street or driveway centerline or fifty feet (50') to the right-of-way line, whichever is greater and a minimum distance from any side or rear property line of seventy-five feet (75') from principal building and twenty-five feet (25') from any other structure, including off-street parking area.
- C. No building shall exceed forty-five feet (45') in height.